

MICHELE
SCHULER

13809 212TH DR NE, WOODINVILLE

- Instructions prior to writing an offer
- What we love about the home
- Link to Bear Creek HOA Documents
- Inspection Report *
- OSS Inspection Report

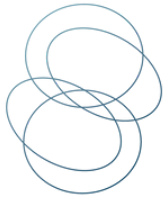
*Inspection report made available, but information not warranted.
Buyers should do their own due diligence for accuracy.

PLEASE, PHONE WITH ANY QUESTIONS

Michele Schuler

206.992.2013 | michele@theschulerteam.com | micheleschuler.com

Realogics | **Sotheby's**
INTERNATIONAL REALTY



MICHELE SCHULER

**13809 212TH DR NE,
WOODINVILLE**

INSTRUCTIONS PRIOR TO WRITING AN OFFER

SELLER:

Andrew T Mason & Laurel P Mason

EARNEST MONEY:

Suggestion: 5% of sales price

CLOSING/POSSESSION:

Seller desires 60 days post-closing possession.

TITLE HAS BEEN OPENED WITH:

First American Title & Escrow

ESCROW SHOULD BE DIRECTED TO:

Merry Smith

(425) 201-4554

Teamerry@firstam.com

REQUIRED ITEMS:

- Preapproval letter: Must be on Lender letterhead with lender's address and contact information, as well as sales price or property address
- If this is a cash purchase: Proof of funds is required (account statement, bank letter, investment advisor on letterhead)

OTHER REQUIRED ADDENDA:

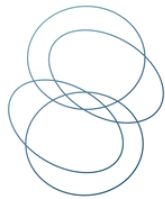
- Legal
- Form 17 & related additional information (signed by buyer)
- Form 22k
- Wire Fraud Advisory

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**13809 212TH DR NE,
WOODINVILLE**

WHAT WE LOVE ABOUT THE HOME

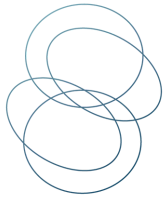
- Quiet neighborhood
- Scenery/views (sunsets, golfers, deer, hot air balloons from time to time)
- Bear Paw Park in the development has basketball, tennis, and pickleball courts just down the street
- Large private yard
- Proximity to stores (Cottage Lake and Novelty Hill are only about ten minutes away)
- Easy commute and access to 520 and 405
- Woodinville wine district nearby, as well as great restaurants in Redmond and Woodinville
- Excellent Lake Washington school district
- Great walking neighborhood, especially for dog owners
- Biking and walking trails nearby
- Community groups and activities (garden club, book club, kids' Halloween parade, 4th of July picnic)

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MICHELE
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13809 212TH DR NE,
WOODINVILLE

BEAR CREAK COUNTRY CLUB



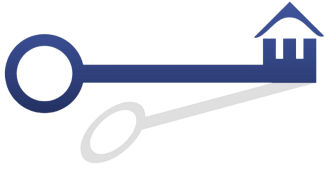
HOA DOCUMENTS

PLEASE, PHONE WITH ANY QUESTIONS

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KEY INSPECTION SERVICES, LLC
#1 Home Education and Inspection Company

KEY INSPECTION SERVICES, LLC

(800) 748-8766

officeteam@keyinspectionsservices.com

<https://www.keyinspectionsservices.com>



INSPECTION REPORT

13809 212th Dr NE
Woodinville, WA 98077

Laurel Mason

02/20/2024



Inspector
Gordon Papik

Gordon Papik

CPI - License #21000380

206-798-0968

gordon@keyinspectionsservices.com



Agent
Michele P Schuler
Realogics Sotheby's International Realty

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Scope of Inspection & Comment Explanations

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to be considered a primary concern potentially needing repair or replacement and suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Blue - Inquire with Seller/Deferred Maintenance:

1. Inquire with seller for further details. This can simply be a reminder to the buyer to ask for further information from the present occupant/owner. If the information or reasoning is not clear and cohesive with details covered we recommend further evaluation by the appropriate professional.

These are common maintenance items for the age of the home, that in our opinion have been overly deferred. Deferred maintenance these are items that will need to be maintained and serviced sooner than typical common home maintenance items. As with any item improper maintenance can lead to additional cost of ownership and potential safety hazards. These items are mentioned as a courtesy and are not included in the repair summary.

Red: Primary Concern:

The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. These items should be repaired sooner than later we recommend within 90 days or sooner. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Orange: Safety Concern/Recommend Repair:

Denotes a condition that is unsafe and in need of prompt attention. This may include a simple repair to significant hazard. Safety hazard may become more significant depending on the occupants of the home (i.e. small children, elderly, etc.).

Thank you for the opportunity to service your inspection needs. As inspectors we strive in every way to give each client a competent and thorough inspection, there may be specific features, systems/components, or issues we are not able to inspect or perhaps even confirm their existence. Even in the case of those items which receive the most thorough examination, there may be further tasks which you as the property buyer and new owner, will need to address during your period of ownership.

OUR FOCUS: We are focused on major items found during the course of a visual inspection. If items are found needing further professional evaluation we will recommend these items be addressed per the below recommendations. This is not a checklist for maintenance items, this is a Priority concerns report for items having the

following considerations. A Maintenance list can be added for an additional fee but is not included in this inspection report. Our focus is onsite education and an inspection focusing on Priority Concerns, Structural Concerns, Components at or nearing the end of their design life.

Maintenance items are not included in this report for additional fee we can add maintenance items. If maintenance are mentioned these are only mentioned as a courtesy.

Not visible review during final walk through due to the potential for portions of the home not being completely visible for inspection due to personal belongings; boxes, chairs, tables, wall hanging, etc. We recommend reviewing such areas for damages, repairs, functionality, during final walk through prior to taking formal ownership. We urge you to make arrangements, as part of a Pre-Closing-Walk-Through to cover all of the points concerning the maintenance and operation of this property with the previous owner and/or occupants. We may have made suggestions items or tasks throughout the report which we believe you should cover with the outgoing occupants before they leave and you take over.

An inspection is NOT a guarantee, warranty, value appraisal, or construction repair guideline. The inspector is providing a visual inspection of all major components of the home based on the above criteria.

This inspection is only a beginning of the journey of property ownership. You have the advantage of being better educated about your property due to this inspection and report. However, as property inspectors we are human and therefore not perfect, we cannot see through walls and do not carry a crystal ball to predict the future. Our services include a visual non-destructive evaluate of the property of interested. A property inspection is not the end of the ownership journey but the beginning.

Qualified licensed contractors, experienced in the types of repairs recommended, should be consulted to further investigate the items contained in this report and perform all necessary repairs. All repairs or improvements shall be completed to present day industry standards.

SUMMARY

39

INQUIRE WITH
SELLER/DEFERRED
MAINTENANCE

12

SAFETY
CONCERN/RECOMMEND
REPAIR

2

PRIMARY CONCERN

-  3.1.1 Exterior - Siding, Flashing & Trim: Brick Veneer - Weep Holes Blocked/Missing
-  3.1.2 Exterior - Siding, Flashing & Trim: Elevated Moisture Siding
-  3.2.1 Exterior - Exterior Doors: Dead Bolt difficult to lock
-  3.3.1 Exterior - Walkways, Patios & Driveways: Walkway Trip Hazard
-  3.4.1 Exterior - Decks, Balconies, & Porches : Deck Deterioration
-  3.4.2 Exterior - Decks, Balconies, & Porches : Deck Ledger Board Over Siding
-  3.4.3 Exterior - Decks, Balconies, & Porches : Stairs - Deteriorated
-  3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Soil to Wood Contact
-  3.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
-  4.1.1 Roof - Coverings: Debris
-  4.1.2 Roof - Coverings: Shingle - Damage
-  4.2.1 Roof - Roof Drainage Systems: Downspout Missing Positive Connection
-  4.2.2 Roof - Roof Drainage Systems: Gutter Debris
-  4.2.3 Roof - Roof Drainage Systems: Gutter Improper Slope
-  4.3.1 Roof - Flashings: Cricket Flashing Missing
-  4.3.2 Roof - Flashings: Kick Out Flashing Missing
-  4.3.3 Roof - Flashings: Minimal Kick Out Flashing
-  5.1.1 Garage/Carport - Floor-Walls-Ceiling: Breach In Firewall
-  5.1.2 Garage/Carport - Floor-Walls-Ceiling: Flooring cracking
-  5.2.1 Garage/Carport - Garage Door/Garage Door Opener: Electronic Safety Eyes Installed High
-  6.1.1 Doors, Windows & Interior - Doors: Door Latch Alignment
-  6.3.1 Doors, Windows & Interior - Floors - Walls - Ceiling: Squeaky floor
-  6.5.1 Doors, Windows & Interior - Countertops & Cabinets: Poor/Missing Caulk
-  7.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Over current Device: Breakers Off in Panel
-  7.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Over current Device: Missing Fastener
-  7.2.3 Electrical - Main & Subpanels, Service & Grounding, Main Over current Device: Neutral Double Tap

- ⊖ 7.3.1 Electrical - Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits : Add GFCI
- 🔧 7.3.2 Electrical - Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits : Island Missing Outlet
- 🔧 7.3.3 Electrical - Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits : No Power at Outlet
- ⊖ 7.4.1 Electrical - Smoke Detectors/Carbon Monoxide Detectors: No Smoke Alarms in Bedrooms
- 🔧 8.2.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Discolored Hot Water
- 🔧 8.3.1 Plumbing - Distribution Systems and Fixtures: Insulate Plumbing Pipes
- 🔧 8.4.1 Plumbing - Sink: Corrugated Drain/Waste Pipe
- 🔧 8.5.1 Plumbing - Shower/Bathtub : Caulking Damaged/Missing
- 🔧 8.5.2 Plumbing - Shower/Bathtub : Grout Damaged/Missing
- 🔧 8.5.3 Plumbing - Shower/Bathtub : Shower Head Minor Leaking
- 🔧 8.7.1 Plumbing - Drain, Waste, & Vent Systems: Septic System-Not Inspected
- 🔧 9.1.1 Heating - Equipment: Furnace - Recent Servicing
- 🔧 9.1.2 Heating - Equipment: Heat Pump - Recommend Servicing
- 🔧 10.1.1 Air conditioning Systems - Cooling Equipment: A/C Not Tested - Low Temperature
- 🔧 11.1.1 Chimney & Fireplace - Chimney: Spalling
- 🔧 11.2.1 Chimney & Fireplace - Fireplace: Fireplace OFF
- 🔧 11.2.2 Chimney & Fireplace - Fireplace: Gas Fireplace Service
- 🔧 11.2.3 Chimney & Fireplace - Fireplace: Pilot Light Off
- ⊖ 11.2.4 Chimney & Fireplace - Fireplace: Melted cord
- ⊖ 12.1.1 Insulation And Ventilation - Attic Insulation: Rodent Activity Attic
- 🔧 12.2.1 Insulation And Ventilation - Floor Insulation: Signs of Professional Pest Control
- 🔧 13.1.1 Structure - Foundation, Basement, and Crawlspace: Efflorescence
- 🔧 13.1.2 Structure - Foundation, Basement, and Crawlspace: Sump Pump
- 🔧 13.2.1 Structure - Vapor Barrier: New Vapor Barrier
- ⚠️ 13.5.1 Structure - Roof Structure and Attic: Moisture stains in attic elevated moisture
- ⊖ 13.5.2 Structure - Roof Structure and Attic: Staining unknown moisture
- 🔧 14.3.1 Kitchen - Garbage Disposal: Garbage Disposal on Septic System

1: INSPECTION DETAILS

Information

Approximate age of building

Over 30 Years

In Attendance

Client

Occupancy

Occupied

Temperature (F) Approximately

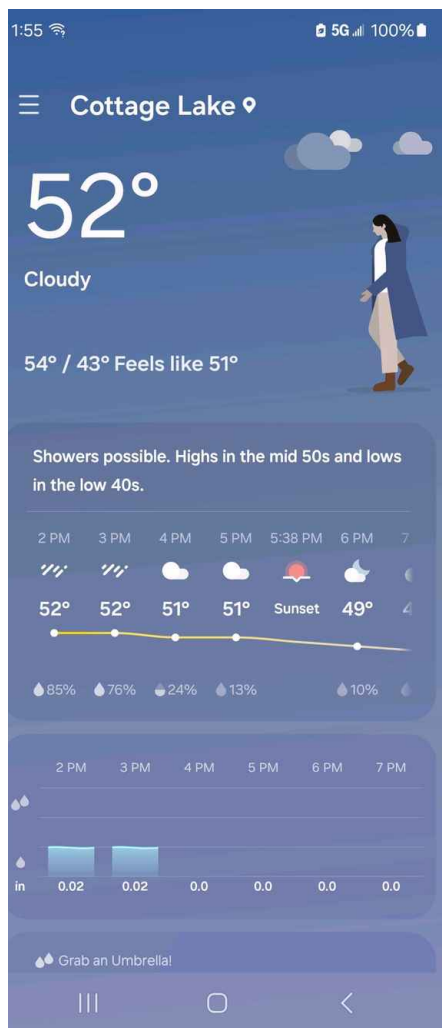
50-60

Type of Building

Single Family

Weather Conditions

Cloudy, Recent Rain, Light Rain



THE SAFE HOME BOOK

Go to <https://www.keyinspectionsservices.com> under Resources select THE SAFE HOME BOOK.

Limitations

General

FURNISHED

It is assumed that some areas are concealed and not visible by furniture or other personal property. Home inspectors are not allowed to move personal property during their inspection. It is highly recommended that the purchaser perform a thorough inspection during their final walk through.

General

THERMAL IMAGING LIMITATIONS

An infrared camera may be used for specific areas or visual problems and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement and fee. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection. If a full thermal scan of the home is desired, please reach out to us to schedule this service for an additional fee.

General

HOMEOWNER/SELLER INSPECTION

This inspection was performed for the home owner selling this home and was inspected according to the Washington State Standards of Practice. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. Our inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

General

WHAT REALLY MATTERS IN A HOME INSPECTION

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your technician can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

2: ORIENTATION FOR REPORT

Information

Front



Left Side



Rear



Right Side



3: EXTERIOR

Information

Siding, Flashing & Trim: Siding Material

Wood, Brick Veneer

Exterior Doors: Exterior Entry Door

Wood, Glass

Walkways, Patios & Driveways: Driveway Material

Concrete

Walkways, Patios & Driveways: Walkway material

Concrete

Decks, Balconies, & Porches : Appurtenance

Deck

Observations

3.1.1 Siding, Flashing & Trim

BRICK VENEER - WEEP HOLES BLOCKED/MISSING



Inquire With Seller/Deferred Maintenance

The weep holes of the brick veneer siding appeared to be blocked or missing. Weep holes are designed to facilitate proper drainage and air flow for the siding. I recommend having a qualified contractor evaluate and make the appropriate corrections.

Recommendation

Contact a qualified masonry professional.



Front

3.1.2 Siding, Flashing & Trim

ELEVATED MOISTURE SIDING



Safety Concern/Recommend Repair

Elevated moisture was noted in the siding. This can lead to wood deterioration, water intrusion, and WDO (Wood Destroying Organisms). I recommend a qualified siding contractor to evaluate for repairs/replacement.

Recommendation

Contact a qualified siding specialist.



Rear



Elevated moisture reading



Elevated moisture reading

3.2.1 Exterior Doors

 Inquire With Seller/Deferred Maintenance

**DEAD BOLT
DIFFICULT TO LOCK**

The deadbolt lock appeared to be difficult to lock at the time of inspection. I recommend repair or replacement for increased safety.

Recommendation

Contact a handyman or DIY project



Family Room

3.3.1 Walkways, Patios & Driveways

 Safety Concern/Recommend Repair

WALKWAY TRIP HAZARD

Walkway appeared to be uneven and could pose a trip hazard. I recommend repair by a qualified contractor for increased safety.

Recommendation

Contact a qualified concrete contractor.



Rear



Rear

3.4.1 Decks, Balconies, & Porches

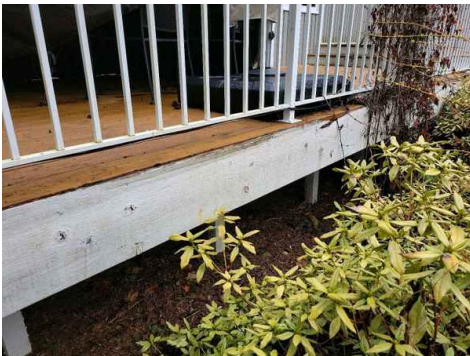
DECK DETERIORATION

Areas of the deck were showing signs of deterioration. I recommend a qualified decking contractor to evaluate for repair/replacement.

Recommendation

Contact a qualified deck contractor.

 [Inquire With Seller/Deferred Maintenance](#)



Rear



Rear

3.4.2 Decks, Balconies, & Porches

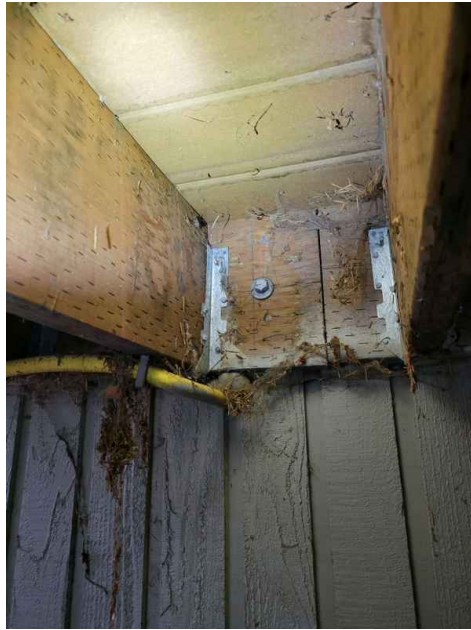
DECK LEDGER BOARD OVER SIDING

 [Safety Concern/Recommend Repair](#)

The ledger board appeared to be installed over the siding. This is a safety concern as the strength of the attachment is reduced. For increased safety, I recommend a decking contractor to evaluate and repair or replace.

Recommendation

Contact a qualified deck contractor.



3.4.3 Decks, Balconies, & Porches

STAIRS - DETERIORATED

 Primary Concern

One or more sections of the exterior stairs were deteriorated. For increased safety, I recommend that a qualified contractor evaluate for repair.

Recommendation

Contact a qualified deck contractor.



Rear



Rear



Rear



Rear



Rear



Elevated moisture reading



Rear



Right Side



Right Side

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

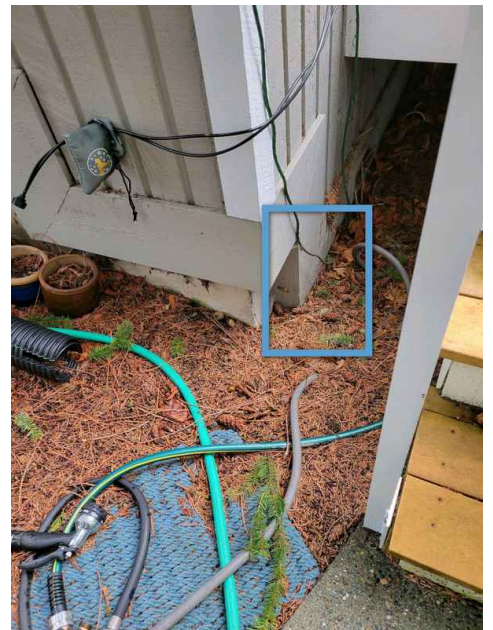
 Inquire With Seller/Deferred Maintenance

SOIL TO WOOD CONTACT

There appeared to be soil in contact with wood. This is a conducive condition for wood deterioration and wood destroying organisms. Recommend keeping all soil well clear of wood components.

Recommendation

Contact a qualified landscaping contractor



Rear

3.6.2 Vegetation, Grading,
Drainage & Retaining Walls

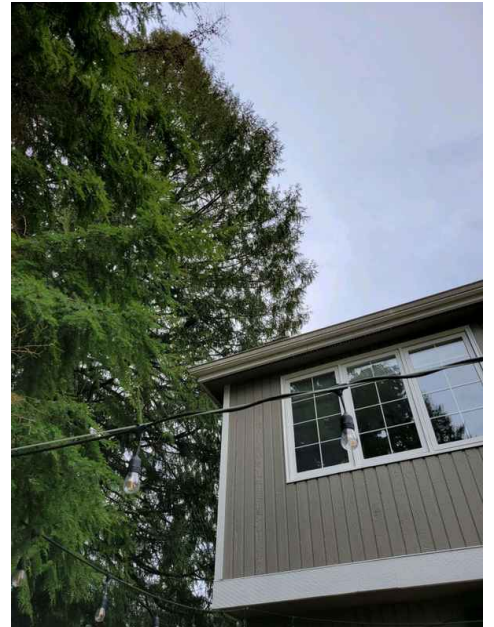
 Inquire With Seller/Deferred Maintenance

TREE OVERHANG

Trees observed overhanging the roof. This can create shady areas on the roof which can lead to moss growth and cause accelerated deterioration of the roof materials. It can also allow rodents to access the roof and attic. Recommend a qualified tree service trim the overhang.

Recommendation

Contact a qualified tree service company.



4: ROOF

Information

Coverings: Layers

One Layer Of Shingles

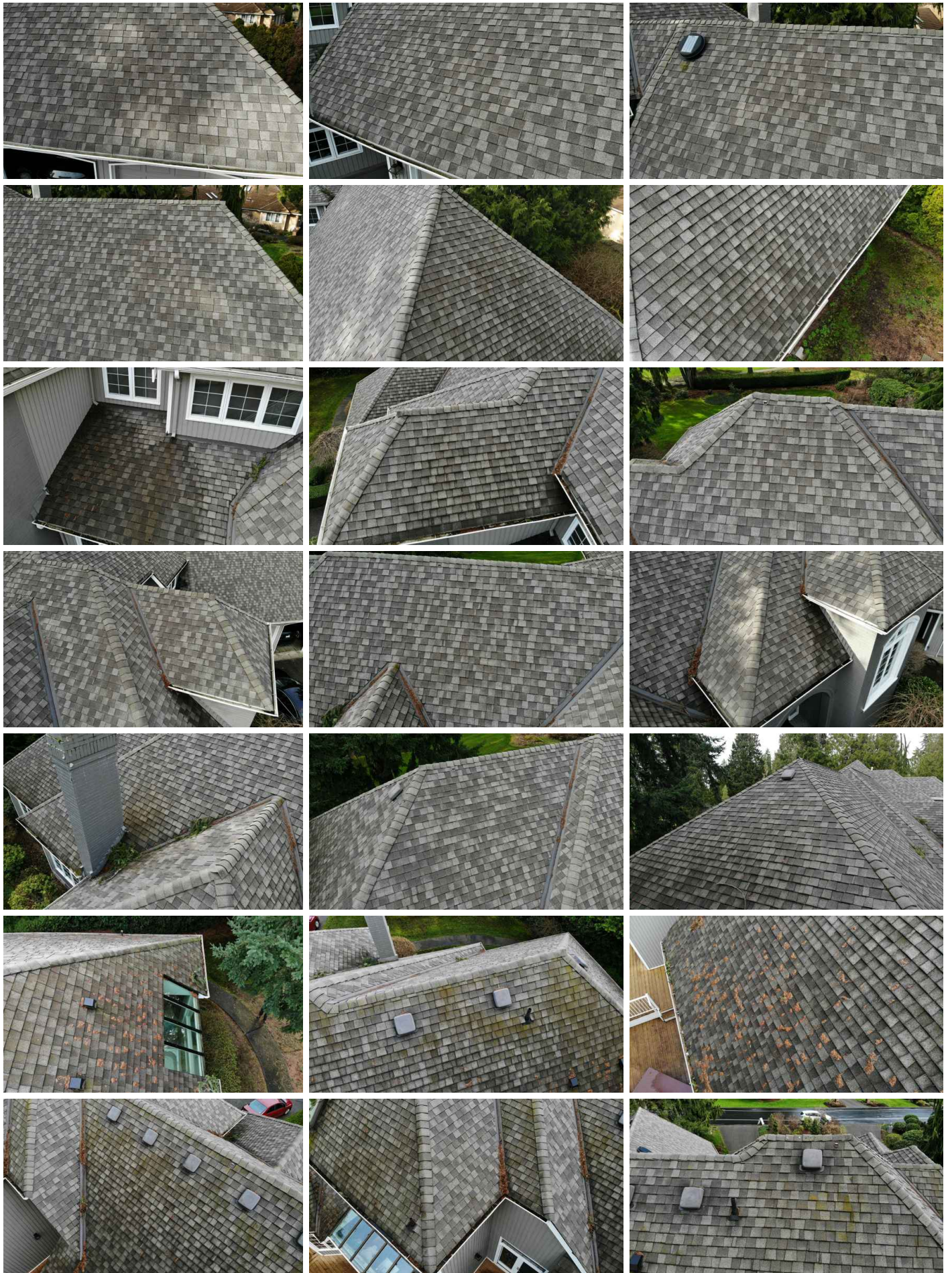
Coverings: Material

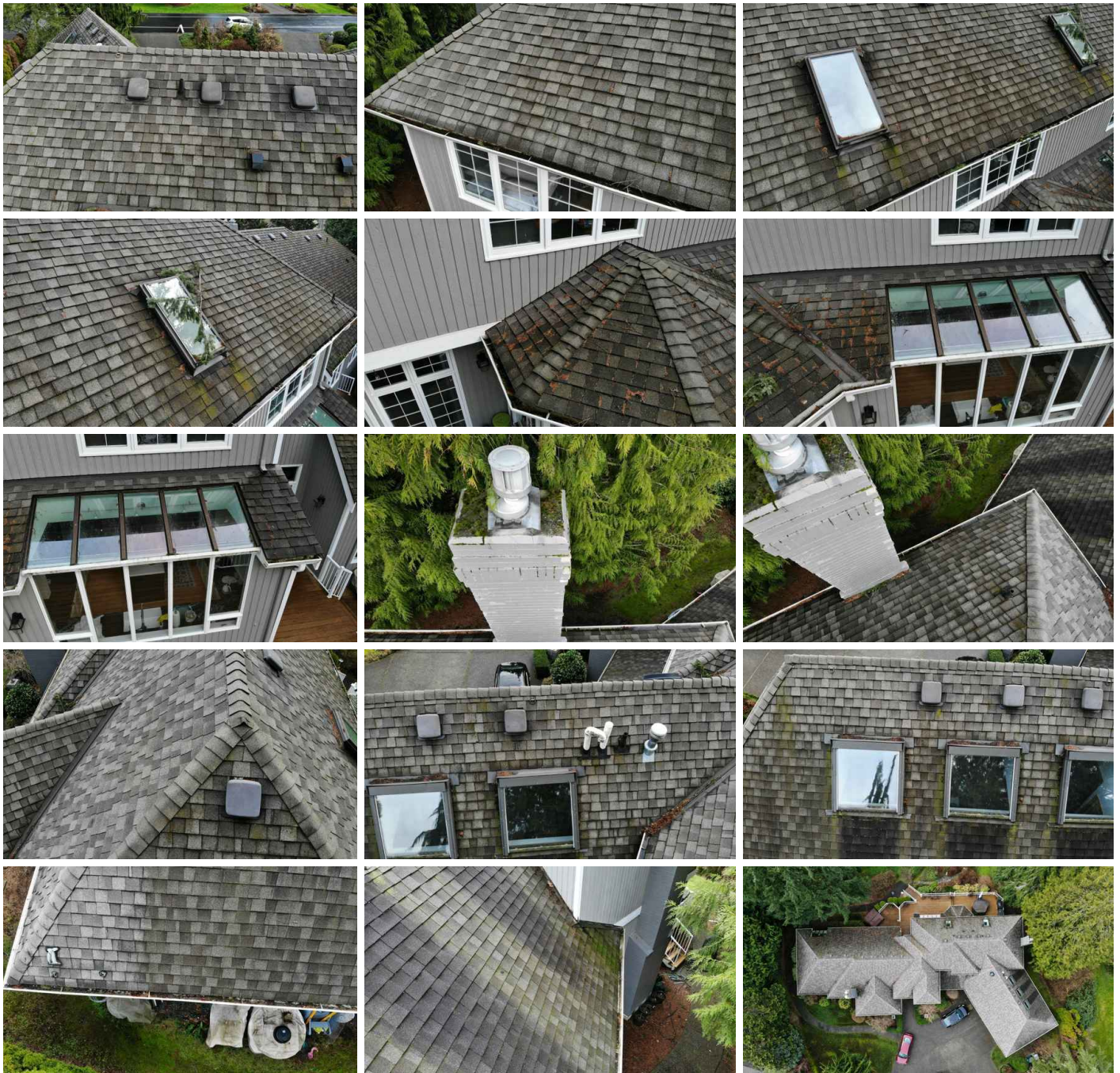
Composite Shingles

Coverings: Roof Type/Style

Gable, Hip, Combination

Coverings: Inspection Method
Drone





Limitations

Coverings

SAFETY CONCERNS - MINIMALLY INSPECTED

The roof was inspected from a ladder at the eaves, from the ground, with a photo pole, and/or with a drone for the inspectors safety due to steepness, slip hazards, potential damage or other safety concerns. We recommend inquiring with the seller on the most recent installation, history of leaks (if any).

Observations

4.1.1 Coverings

DEBRIS

 [Inquire With Seller/Deferred Maintenance](#)

Debris is accumulating on the roof in one or more locations. All debris should be removed to ensure proper drainage. These areas should be kept clear to reduce the potential for backups and possible water penetration into the structure. Note, pressure washing is never recommend. I also recommend that a qualified roofing contractor evaluate the entire roofing system after the debris has been removed for repairs/replacement.

Recommendation

Contact a qualified roofing professional.



4.1.2 Coverings

SHINGLE - DAMAGE

Safety Concern/Recommend Repair

There appeared to be damaged shingles. I recommend a qualified roofer to evaluate the entire roof for repair/replace to prevent any potential leaks.

Recommendation

Contact a qualified roofing professional.



Rear



Rear

4.2.1 Roof Drainage Systems

Inquire With Seller/Deferred Maintenance

DOWNSPOUT MISSING POSITIVE CONNECTION


The downspout did not appear to have a positive connection with the in-ground drainage system. I recommend repair as necessary to divert water away from the structure.

Recommendation

Contact a qualified gutter contractor



4.2.2 Roof Drainage Systems

 Inquire With Seller/Deferred Maintenance

GUTTER DEBRIS

Excessive debris noted in gutters at time of inspection. It is common maintenance of a house to have the gutters cleaned once or twice a year. Recommend cleaning to facilitate water flow.

Recommendation

Contact a handyman or DIY project



4.2.3 Roof Drainage Systems

 Inquire With Seller/Deferred Maintenance

GUTTER IMPROPER SLOPE

The gutter appeared to be improperly sloped. I recommend evaluation and repair as needed to prevent gutters from holding water which can lead to spill over, localized soil erosion, and gutters detaching from the structure in some cases.

Recommendation

Contact a qualified gutter contractor



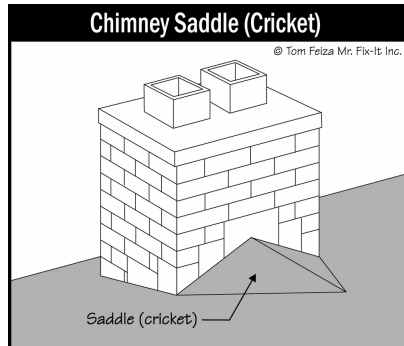
Front

4.3.1 Flashings

 Inquire With Seller/Deferred Maintenance

CRICKET FLASHING MISSING

The flashing used to divert water around a chimney larger than 3 feet in width was missing. This can lead to moisture intrusion at the critical roof to chimney intersection. Recommend evaluation and repair by a qualified roofing contractor.



Recommendation
Contact a qualified roofing professional.

R010

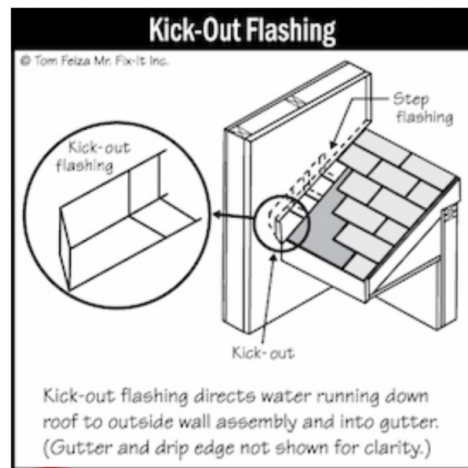
4.3.2 Flashings

 Inquire With Seller/Deferred Maintenance

KICK OUT FLASHING MISSING

Missing kick out flashing at sidewall to gutter intersection. This can lead to an excessive amount of rain runoff to be localized at the area of the siding next to the gutter which can lead to water intrusion and potential structural damage. Kick out flashing is a piece of metal that directs water out and away from the siding and into the gutter and is a minor repair can save the homeowner from expensive/extensive future repairs. I recommend that a qualified roofing contractor repair/replace as necessary.

Recommendation
Contact a qualified roofing professional.



Right Side

4.3.3 Flashings

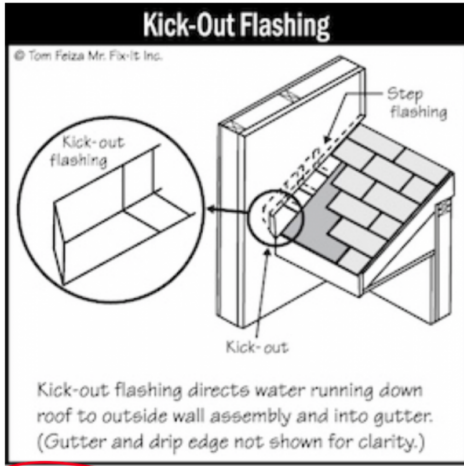
 Inquire With Seller/Deferred Maintenance

MINIMAL KICK OUT FLASHING

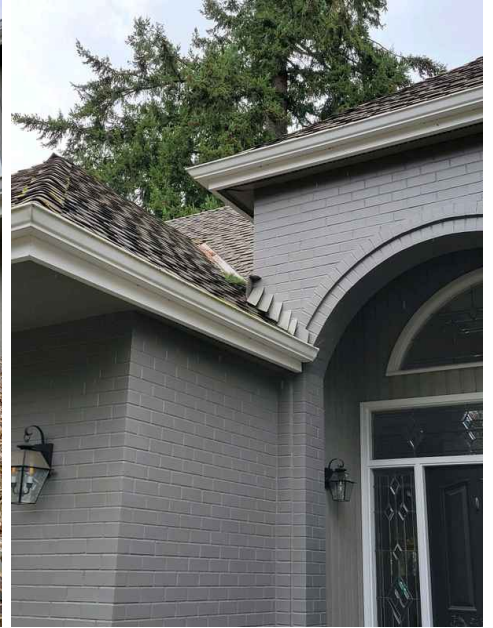
The flashing designed to divert water away from the sidewall and into the gutter, known as kick out flashing, appeared to be minimal. This creates an area reliant on sealant. I recommend that a qualified roofing contractor evaluate and repair as necessary to deter moisture intrusion.

Recommendation

Contact a qualified roofing professional.



Front



Front

5: GARAGE/CARPORT

Information

Floor-Walls-Ceiling: Material Covering

Mixture of Materials

Garage Door/Garage Door

Opener: Type of Door Operation

Opener

Limitations

Floor-Walls-Ceiling

HOMEOWNER ITEMS LIMITED INSPECTION

Portions of the garage were minimally inspected due to homeowner items present at time of inspection. Recommend reviewing this area during walk through.

Garage Door/Garage Door Opener

DOWNWARD FORCE NOT TESTED

The downward force safety mechanism of the overhead garage door was not tested at time of inspection due to potential of garage door damage. This is a company policy. Adjustment to the downward force is usually straightforward. For additional information, here is a link on how to adjust the downward force: [Downward Force Adjustment](#)

Observations

5.1.1 Floor-Walls-Ceiling

BREACH IN FIREWALL

 Safety Concern/Recommend Repair

Firewall separating the home and garage did not appear to be compliant with modern building standards. Firewalls should be built with materials to prevent the spread of a fire into the living space; all gaps, holes, and penetrations should be sealed with an approved material. Recommend a qualified contractor evaluate and bring firewall up to standards. [Here is a link for further information.](#)

Recommendation

Contact a qualified professional.



5.1.2 Floor-Walls-Ceiling

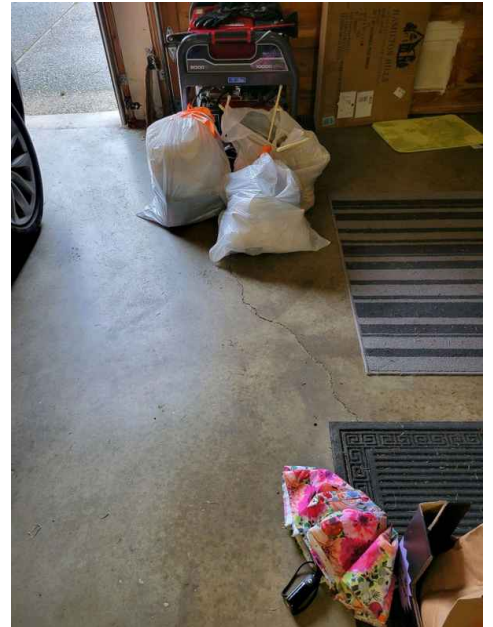
FLOORING CRACKING

 Inquire With Seller/Deferred Maintenance

Cracking was noted in the flooring of the garage. I recommend sealing the cracks to prevent any further damage. For more technical support I recommend a qualified concrete specialist to evaluate.

Recommendation

Contact a qualified concrete contractor.

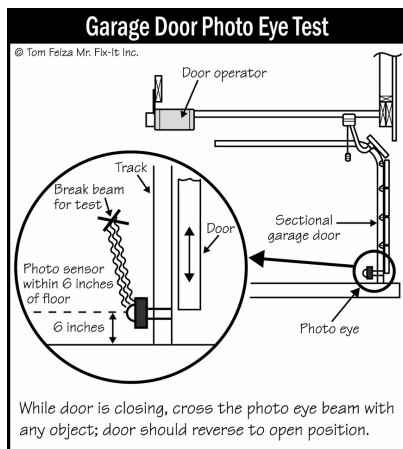


5.2.1 Garage Door/Garage Door Opener

Safety Concern/Recommend Repair

ELECTRONIC SAFETY EYES INSTALLED HIGH

The garage door electronic safety eyes appeared to be installed too high. Generally, the safety eyes are installed within 4-8" of the floor. I recommend installing per manufacturer specifications.

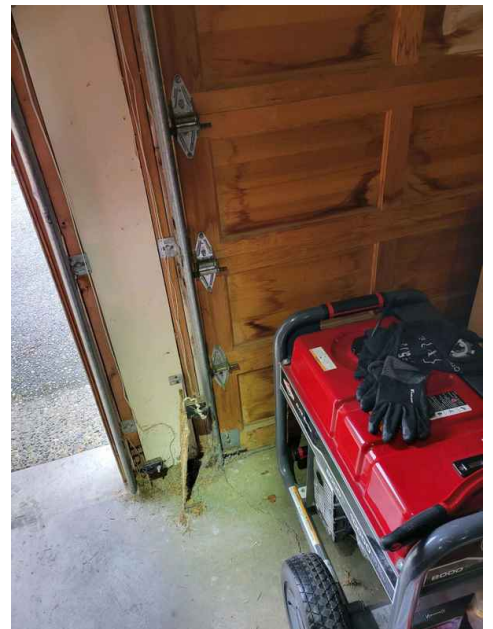


D013

Example Picture:

Recommendation

Contact a qualified garage door contractor.



6: DOORS, WINDOWS & INTERIOR

Information

Doors: Interior doors
Hollow Core

Windows: Materials
Wood

Floors - Walls - Ceiling: Ceiling Materials
Painted

Floors - Walls - Ceiling: Floor Covering
Mixture of materials

Floors - Walls - Ceiling: Wall Materials
Painted

Countertops & Cabinets: Countertop and Cabinet Material
Mixture of materials

Limitations

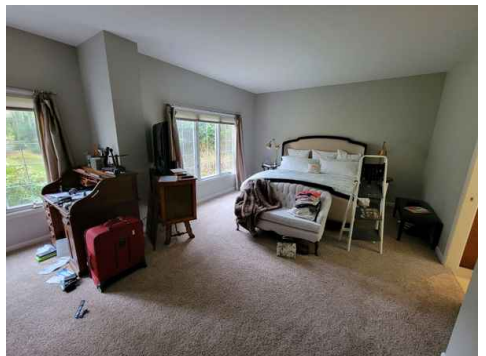
Floors - Walls - Ceiling

HOME OWNER ITEMS IMAGES NOT INCLUDED

Homeowner items blocked multiple areas for inspection. For the home owners privacy images were not included in the report.

Floors - Walls - Ceiling

OVERALL PICTURES





Observations

6.1.1 Doors

DOOR LATCH ALIGNMENT

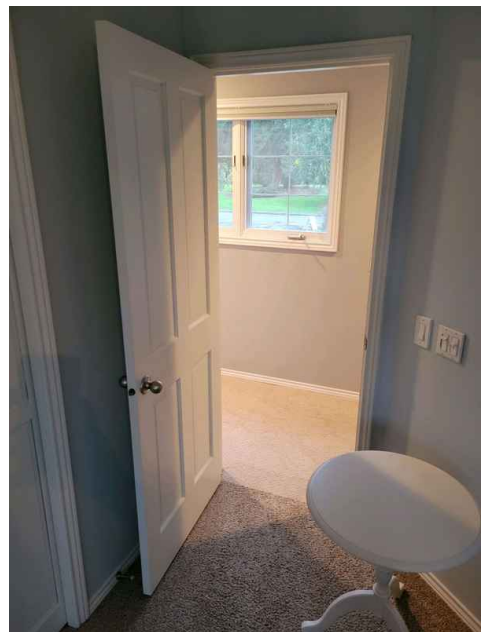
The door did not appear to latch properly. Minor adjustments may be needed at the strike plate. Recommend evaluation and repair by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



Inquire With Seller/Deferred Maintenance



2nd Floor Left Side Bedroom

6.3.1 Floors - Walls - Ceiling

SQUEAKY FLOOR



Inquire With Seller/Deferred Maintenance

The flooring appeared to squeak when stepped on. It is common for a floor to start to squeak over time on any wood built home. A squeaking floor does not indicate a larger issue with the structure. This typically occurs over time when the weather changes and wood expands and contracts. I recommend that a qualified flooring specialist evaluate for repair as desired.

Recommendation

Contact a qualified professional.



Kitchen



1st Floor Hallway

6.5.1 Countertops & Cabinets

POOR/MISSING CAULK

 Inquire With Seller/Deferred Maintenance

Countertop was missing sufficient caulk/sealant. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls. [Here is a helpful DIY video on caulking gaps.](#)

Recommendation

Recommended DIY Project



Kitchen



1st Floor Bathroom



2nd Floor Bathroom



2nd Floor Bathroom

7: ELECTRICAL

Information

**Service Entrance Conductors:
Electrical Service Conductors**
Below Ground



**Main & Subpanels, Service &
Grounding, Main Over current
Device: Branch Wire 15, 20, and 30
AMP**
Copper

**Main & Subpanels, Service &
Grounding, Main Over current
Device: Panel Capacity**
200 AMP

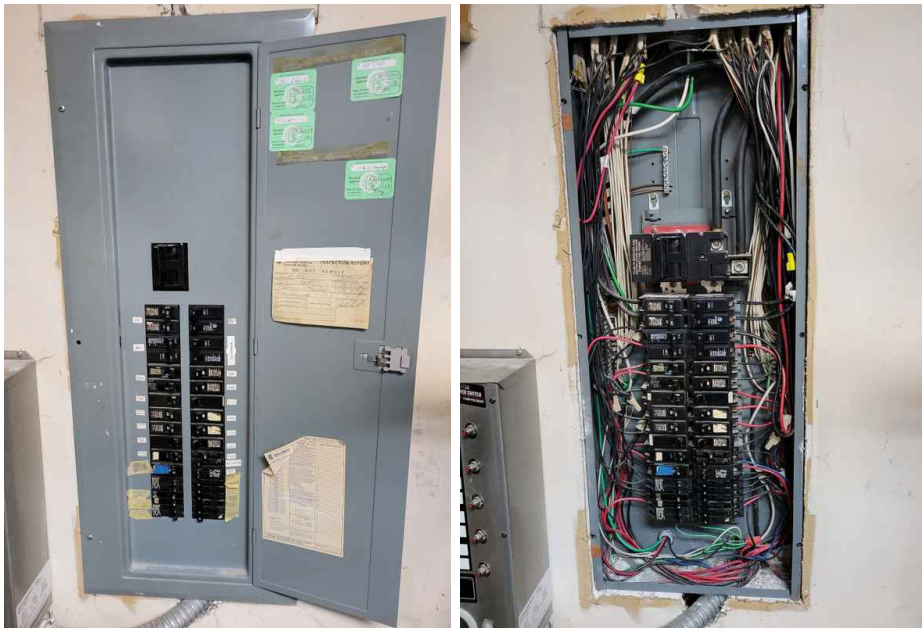
**Main & Subpanels, Service &
Grounding, Main Over current
Device: Panel Manufacturer**
Challenger

**Main & Subpanels, Service &
Grounding, Main Over current
Device: Panel Type**
Circuit Breaker

**Main & Subpanels, Service &
Grounding, Main Over current
Device: Wiring Method**
NM Cable (Romex)

**Smoke Detectors/Carbon
Monoxide Detectors: Carbon
Monoxide**
Yes

Main & Subpanels, Service & Grounding, Main Over current Device: Main Electrical Shut-off Location Garage



Observations

7.2.1 Main & Subpanels, Service & Grounding, Main Over current Device

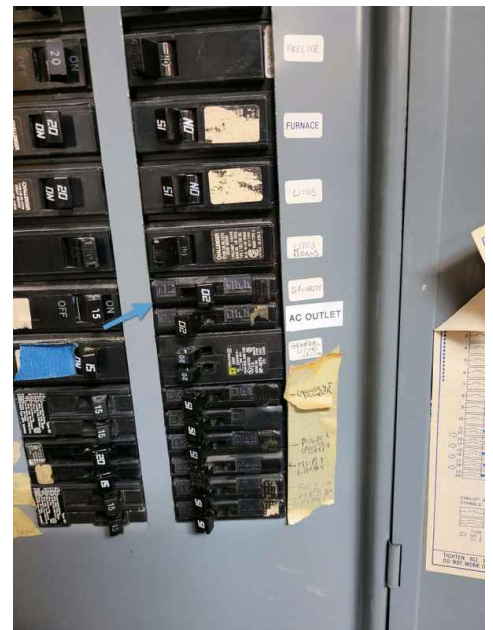
 Inquire With Seller/Deferred Maintenance

BREAKERS OFF IN PANEL

One of more breakers were in the OFF position in the electrical panel at the time of inspection. Inquire with seller regarding reason. For further technical assistance, I recommend evaluation by a qualified electrical contractor.

Recommendation

Contact a qualified professional.



7.2.2 Main & Subpanels, Service & Grounding, Main Over current Device

 Safety Concern/Recommend Repair

MISSING FASTENER

Missing fastener were noted. This creates a safety concern. I recommend simply adding proper fasteners to secure the panel cover.

Recommendation

Contact a qualified electrical contractor.



7.2.3 Main & Subpanels,
Service & Grounding, Main
Over current Device



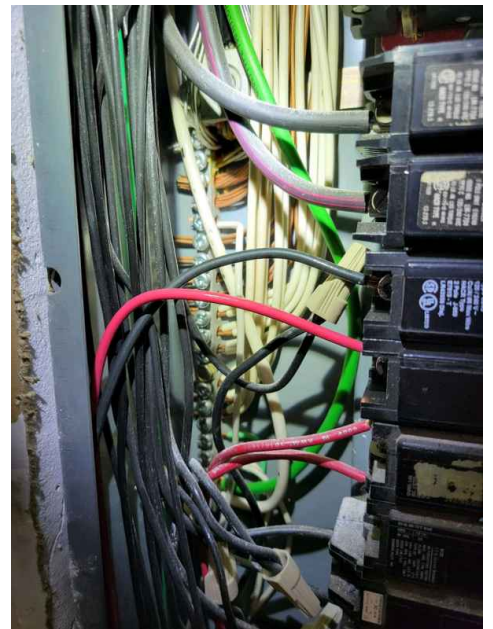
Inquire With Seller/Deferred Maintenance

NEUTRAL DOUBLE TAP

There appeared to be one or more double taps of neutral wires. This poses a potential safety hazard to someone working on the panel as well as increases chances for the neutrals to become loose. Recommend a qualified electrician to evaluate for repair replacement.

Recommendation

Contact a qualified electrical contractor.



7.3.1 Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch
Wiring Circuits



Safety Concern/Recommend Repair

ADD GFCI

Although not necessarily required when home was built, we recommend that all outlets in close proximity to water (kitchen, exterior, bathrooms, garage, etc.) be protected by a Ground Fault Circuit Interrupter (GFCI) device. A GFCI is designed to detect an imbalance, or fault, in the electrical current and shut off the circuit before personal injury can occur. Recommend repair by a qualified electrical contractor.

Recommendation

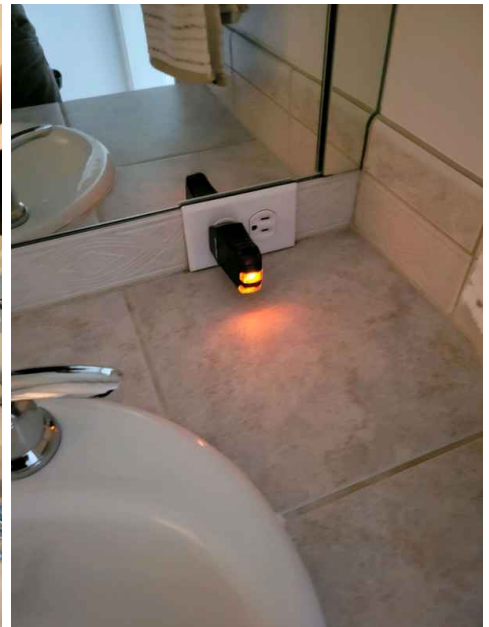
Contact a qualified electrical contractor.



Laundry Room



2nd Floor Bathroom



2nd Floor Bathroom

7.3.2 Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits

 Inquire With Seller/Deferred Maintenance

ISLAND MISSING OUTLET

There was no electrical outlet installed at the kitchen island. This presents a safety hazard if countertop appliance cords cross the kitchen aisle way and a person accidentally pulls the appliance off of the island. I recommend a qualified electrician to evaluate for repair/replacement.

Recommendation

Contact a qualified electrical contractor.



7.3.3 Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits

 Inquire With Seller/Deferred Maintenance

NO POWER AT OUTLET

There did not appear to be power at one or more outlets at the time of inspection. Unknown to the inspector the reason for the condition. Inquire with the seller if there is a control for the yard power, contact a qualified electrical contractor if repairs are necessary.

Recommendation

Contact a qualified electrical contractor.



Front

7.4.1 Smoke Detectors/Carbon Monoxide Detectors

 Safety Concern/Recommend Repair

NO SMOKE ALARMS IN BEDROOMS

There appeared to be no smoke alarm found in one or more bedrooms. Recommend installing smoke alarms in required areas for increased safety in conformance with modern standards. For further Information visit: [U.S. Consumer Product Safety Commission](https://www.cpsc.gov/).

Recommendation

Contact a handyman or DIY project



8: PLUMBING

Information

Main Water: Main Water Shut-Off Location

Primary Bedroom closet



Main Water: Water Source

Public

Main Water: Water Supply Material

Copper

Hot Water Systems, Controls, Flues & Vents: Capacity

75 Gallons

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Gas

Hot Water Systems, Controls, Flues & Vents: Seismic Straps

Yes

Distribution Systems and Fixtures: Distribution Material

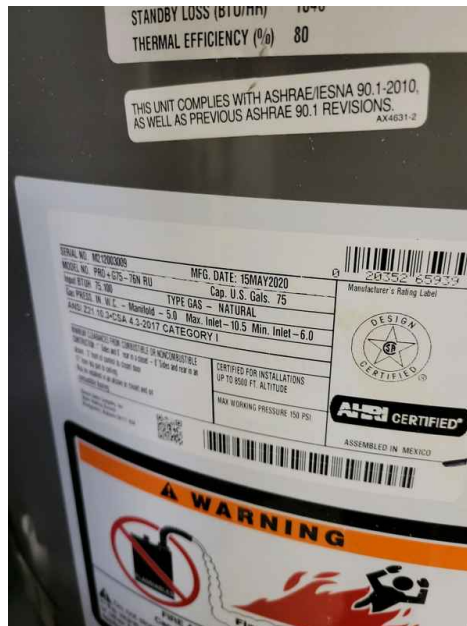
Copper

Drain, Waste, & Vent Systems: Material

ABS

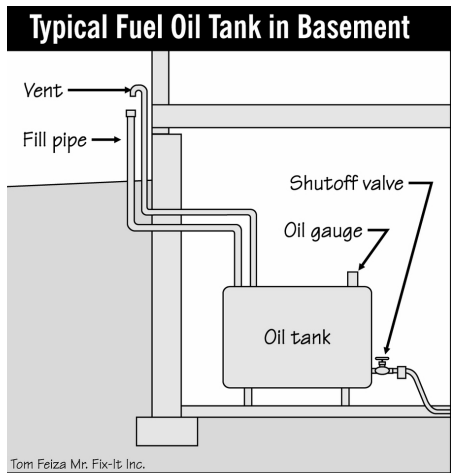
Hot Water Systems, Controls, Flues & Vents: Approximate Age Of Water Heater

4 Years Old

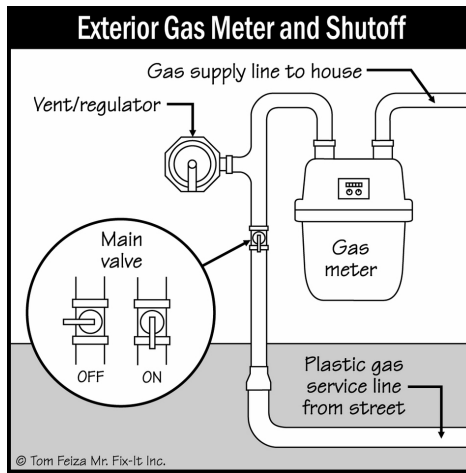


Fuel Storage & Distribution Systems: Main Gas Shut-Off Location

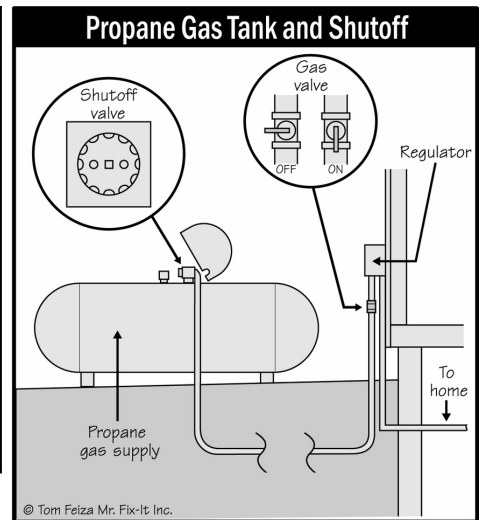
Gas Meter



P003



P002



P004



Washers & Dryers: Dryer Vent Cleaning

It is recommended that the dryer vent is cleaned annually to prevent any build up of lint. This may create a fire hazard as lint can build up in the vent line. I recommend an HVAC technician to properly clean out the dryer vent.

Limitations

Washers & Dryers

WASHER & DRYER NOT INSPECTED

Washers and dryers are not part of a standard home inspection. I recommend inquiring with the seller about any history or maintenance to the washer and dryer if they are present. For increased protection against leaks, I recommend ensuring a drain pan under the washer with an external drain, water alarm and having braided stainless steel hoses which are more durable than rubber. We do not test washer and dryers because they need a load in them to ensure they will be properly balanced and work as designed.



Observations

8.2.1 Hot Water Systems,
Controls, Flues & Vents



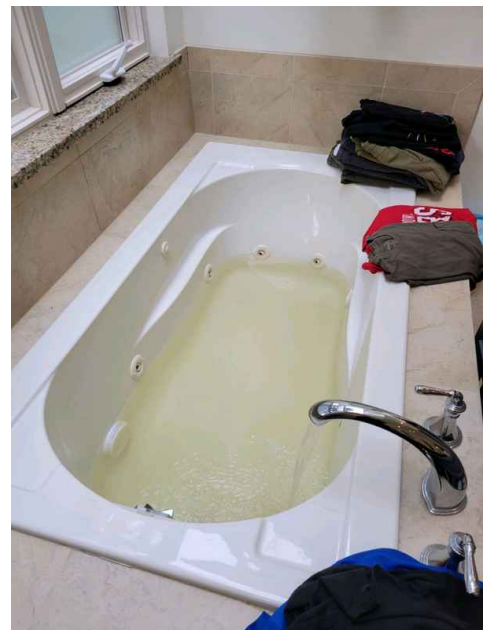
Inquire With Seller/Deferred Maintenance

DISCOLORED HOT WATER

The hot water appeared to be slightly discolored when run at a fixture for approx. 1 min. This may be due to a lack of use or from rust and sediment buildup. I recommend monitoring the tub to see if the condition continues. I also recommend evaluation and repair as desired/needed by a qualified professional.

Recommendation

Contact a qualified professional.



Primary Bathroom

8.3.1 Distribution Systems
and Fixtures



Inquire With Seller/Deferred Maintenance

INSULATE PLUMBING PIPES

Missing insulation on plumbing pipes in one or more areas. Recommend insulating plumbing lines in crawlspace-garage-exterior to help deter freeze potential. Generally, a simple repair, but can be expensive if pipes burst.

Recommendation

Contact a qualified handyman.



8.4.1 Sink



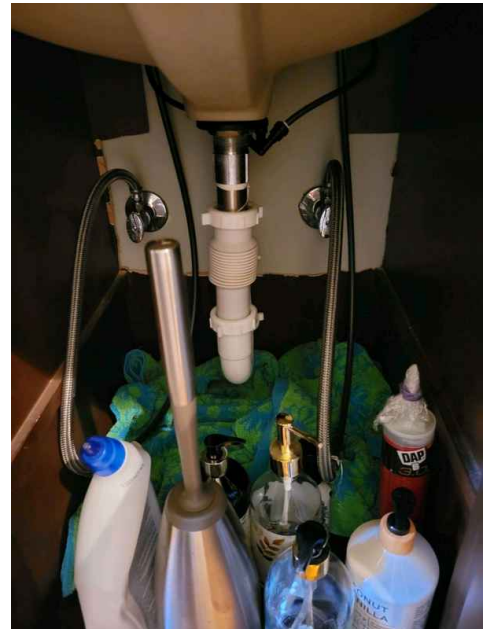
Inquire With Seller/Deferred Maintenance

CORRUGATED DRAIN/WASTE PIPE

There appeared to be corrugated plumbing drain/waste pipes installed at the sink. This type of plumbing pipe is a non-standard installation as the interior of the plumbing pipe is not smooth and therefore prone to clogs. I recommend a qualified plumber to evaluate for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.



1st Floor Bathroom

8.5.1 Shower/Bathtub



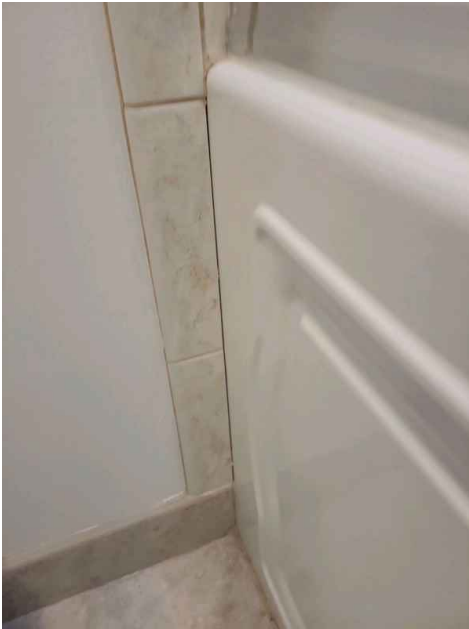
Inquire With Seller/Deferred Maintenance

CAULKING DAMAGED/MISSING

There appeared to be missing/damaged caulking in the shower area. This is a common, deferred maintenance issue for homeowners. I recommend repair/replace to prevent any moisture intrusion to the underlying wall and floor structures.

Recommendation

Contact a handyman or DIY project



2nd Floor Bathroom



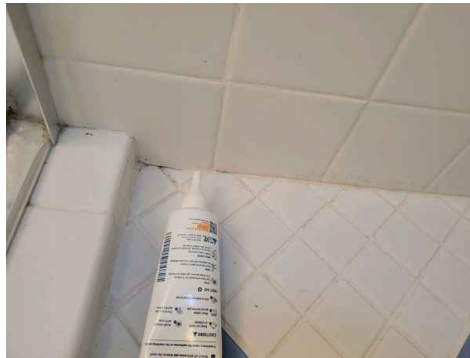
2nd Floor Bathroom



2nd Floor Bathroom



2nd Floor Bathroom



2nd Floor Bedroom Bathroom

8.5.2 Shower/Bathtub

GROUT DAMAGED/MISSING

 [Inquire With Seller/Deferred Maintenance](#)

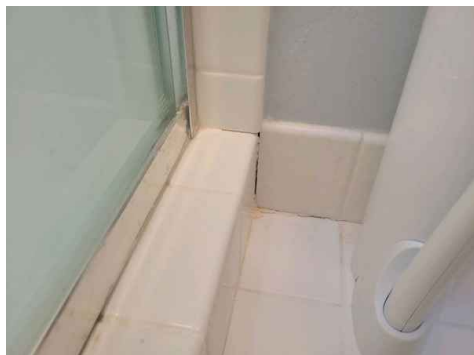
There appeared to be damaged and/or missing grout in the shower area. This could potentially lead to moisture intrusion. I recommend having a qualified contractor properly seal these areas.

Recommendation

Contact a qualified general contractor.



2nd Floor Bedroom Bathroom



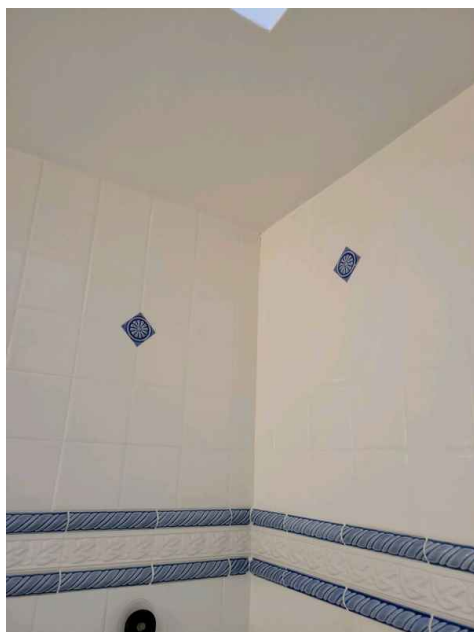
2nd Floor Bedroom Bathroom



2nd Floor Bedroom Bathroom



2nd Floor Bedroom Bathroom



2nd Floor Bedroom Bathroom

8.5.3 Shower/Bathtub
**SHOWER HEAD
MINOR LEAKING**

 [Inquire With Seller/Deferred Maintenance](#)

The shower head appeared to be leaking. This leak appears to be minor but may get worse in time. I recommend a qualified plumber or handyman to repair/replace to prevent any potential moisture damage.

Recommendation

Contact a qualified plumbing contractor.



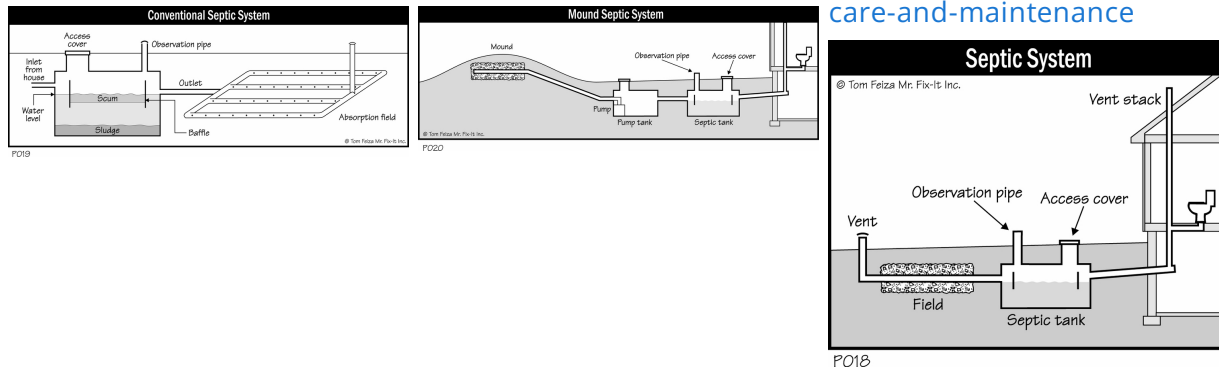
2nd Floor Bathroom

8.7.1 Drain, Waste, & Vent Systems

SEPTIC SYSTEM-NOT INSPECTED

 [Inquire With Seller/Deferred Maintenance](#)

A septic system is not part of a standard home inspection. We did not inspect any portion of the septic system; pump, alarm, leach field, tanks, etc. We recommend referring to the seller's most recent septic inspection report or qualified septic system specialist contractor for evaluation and any repair/replacement that may be needed. Most septic contractors recommend that if the septic tank hasn't been pumped and inspected in the last 4-5 years, you should have it pumped and inspected visually during the inspection process to determine its true condition. <https://www.epa.gov/septic/septic-system-care-and-maintenance>



Recommendation

Contact a qualified septic system contractor.

9: HEATING

Information

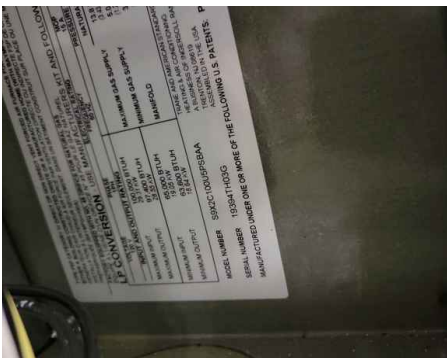
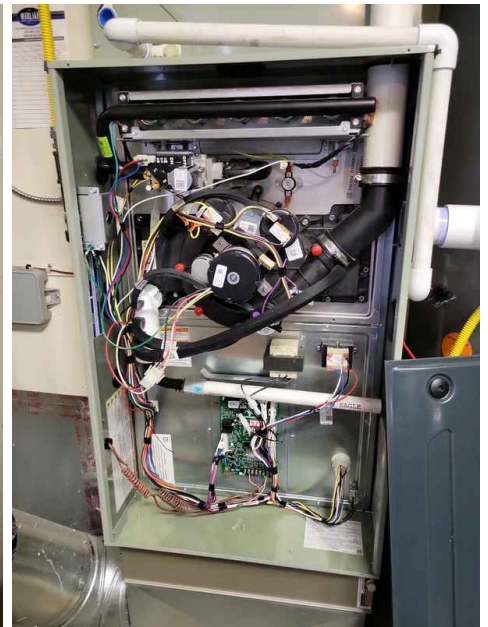
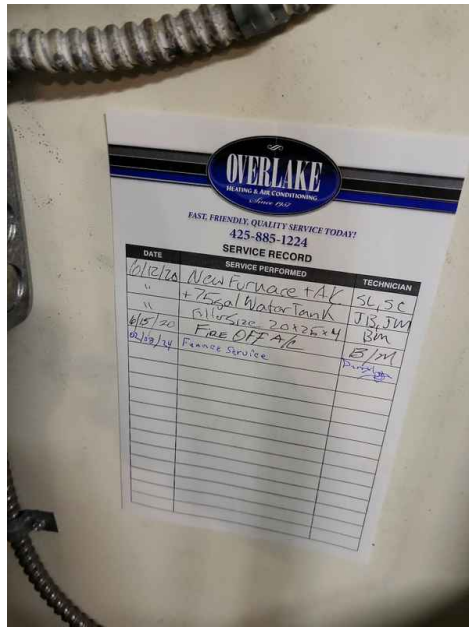
Equipment: Filter Location
Below Furnace

Equipment: Heat Energy Source
Electric

Equipment: Heat Type
Heat Pump, Forced Air

Distribution Systems, Presence of Installed Heat Source in Each Room, Normal Operating Controls: Ductwork
Insulated

Equipment: Approximate Age Of Equipment 2
5 Years Old



Observations

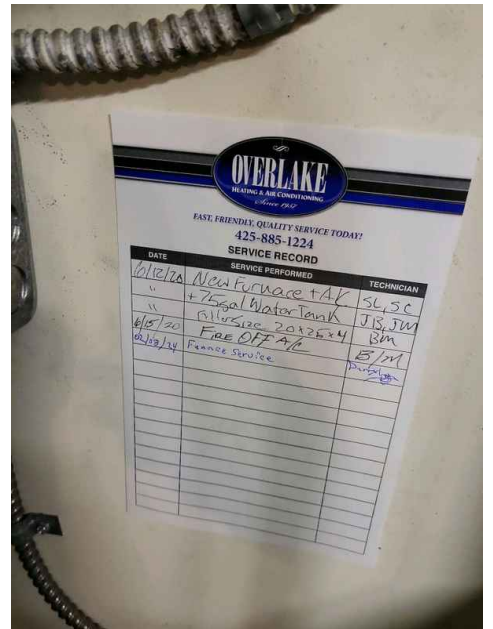
9.1.1 Equipment
FURNACE - RECENT SERVICING

 Inquire With Seller/Deferred Maintenance

Service sticker on the furnace indicated recent servicing. I recommend obtaining a copy of the receipt for your records, as well as having a point of contact for a future maintenance and operation questions. The standard life expectancy is 15 to 18 years with proper maintenance.

Recommendation

Contact a qualified HVAC professional.



9.1.2 Equipment

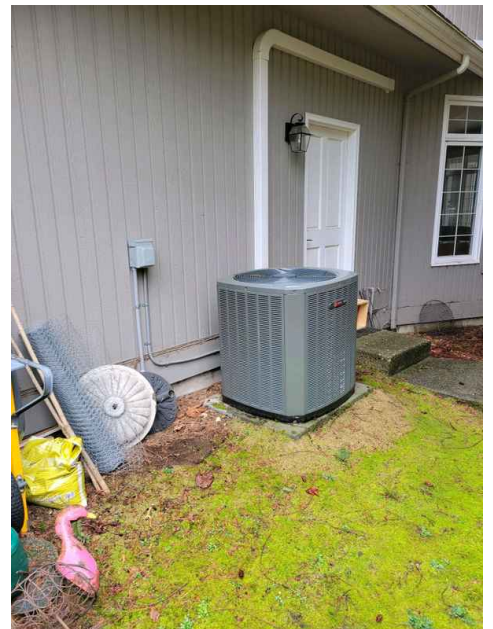
 Inquire With Seller/Deferred Maintenance

HEAT PUMP - RECOMMEND SERVICING

Home has a heat pump heating/cooling system installed. These systems provide heat and cool air to the area of home that has the evaporator coil mounted. Following manufacturer's recommendations for service is recommended to ensure efficiency and air quality. Inquire with seller on most recent service of the system. I recommend the unit be properly serviced per manufacturer's recommendations if the unit has not been serviced in recent seasons.

Recommendation

Contact a qualified HVAC professional.

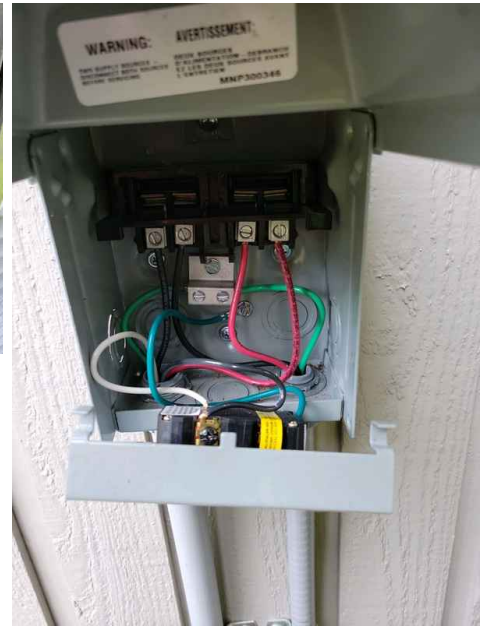


10: AIR CONDITIONING SYSTEMS

Information

Cooling Equipment: Energy Source/Type

Central Air Conditioner



Limitations

Distribution System

SYSTEM NOT TESTED

Observations

10.1.1 Cooling Equipment

 Inquire With Seller/Deferred Maintenance

**A/C NOT TESTED -
LOW TEMPERATURE**

The A/C was not tested for proper operation because the outside air temperature was 65 degrees or less. Running the A/C in low temperatures can potentially damage the system. I recommend inquiring with seller as to the operation and service history of the A/C unit.



11: CHIMNEY & FIREPLACE

Information

Fireplace: Type

Gas

Observations

11.1.1 Chimney

SPALLING

Spalling noted on the bricks at the chimney. This occurs when moisture in the bricks freezes and the thaws. I recommend a qualified chimney specialist to repair/replace as necessary.

Recommendation

Contact a qualified chimney contractor.



Inquire With Seller/Deferred Maintenance



Right Side



11.2.1 Fireplace

FIREPLACE OFF

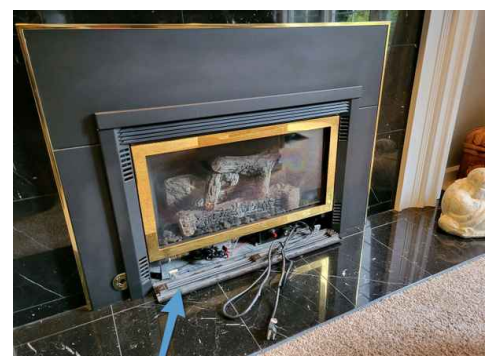
Gas fireplace was in the OFF position at the time of inspection therefore the fireplace was not tested. Inquire with seller regarding operability and service history. Additionally I recommend reviewing for operability during walk through.

Recommendation

Contact a qualified professional.



Inquire With Seller/Deferred Maintenance



Primary Bedroom

11.2.2 Fireplace

 Inquire With Seller/Deferred Maintenance

GAS FIREPLACE SERVICE

Inquire with seller on history of servicing of the gas fireplace. We recommend regular service as per manufacturers specifications. Unable to determine when most recent service was performed.

Recommendation

Contact the seller for more info



Living Room



Family Room

11.2.3 Fireplace

 Inquire With Seller/Deferred Maintenance

PILOT LIGHT OFF

The pilot light appeared to be off at the time of inspection. It is unknown to the inspector if the fireplace is operable. I recommend inquiring with the seller about history and maintenance of the gas fireplace. If no servicing in the past 12 months I recommend a qualified HVAC specialist to evaluate and perform any necessary maintenance.

Recommendation

Contact a qualified HVAC professional.



Living Room



Family Room

11.2.4 Fireplace

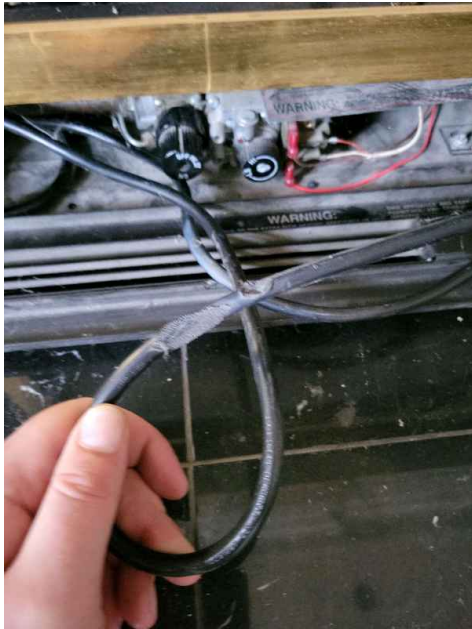
 Safety Concern/Recommend Repair

MELTED CORD

A damaged or melted electrical cord was noted in the fire place. This can lead to shock and fire hazards. I recommend a qualified fireplace contractor evaluate for repair.

Recommendation

Contact a qualified fireplace contractor.



Living Room

12: INSULATION AND VENTILATION

Information

Attic Insulation: Insulation Type
Batt, Fiberglass, Blown

Floor Insulation: Flooring Insulation
Batt

Ventilation: Ventilation Type
Soffit and Roof Vents, Attic Fan

Exhaust Systems: Dryer Power Source
Gas, 220 Volt Available

Exhaust Systems: Dryer Vent Material
Metal (Flex)

Exhaust Systems: Exhaust Fans
Fan with Light, Fan Only

Observations

12.1.1 Attic Insulation

 Safety Concern/Recommend Repair

RODENT ACTIVITY ATTIC

Rodent activity noted in the attic area. I recommend inquiring with the sellers on the history of rodent activity/infestation. I also recommend contacting a qualified Pest Control Operator to evaluate and remedy the situation which will include removing all rodents, rodent droppings, and damaged materials followed by taking the proper steps to ensure no future infestation will occur. Due to the common nature of rodent accessing different areas of the home, I recommend these steps also be taken in any other areas where pest activity/infestation has occurred. Also recommend having a qualified insulation contractor install new insulation in any areas where insulation was damaged/removed.

Recommendation

Contact a qualified pest control specialist.



12.2.1 Floor Insulation

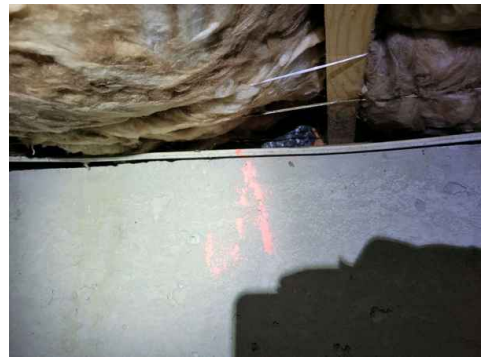
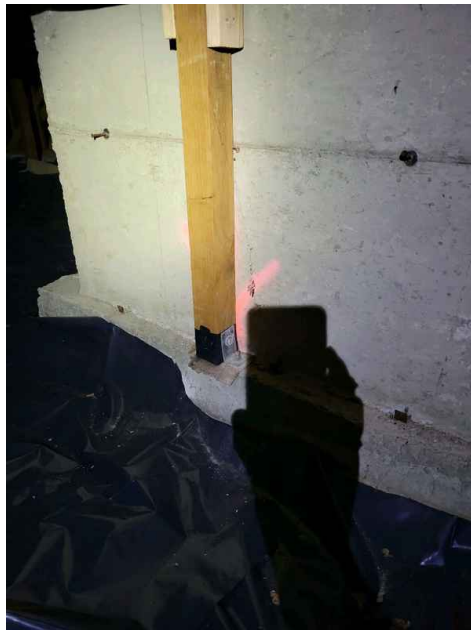
 Inquire With Seller/Deferred Maintenance

SIGNS OF PROFESSIONAL PEST CONTROL

Signs of professional pest control observed in the crawlspace. I recommend inquiring with seller regarding known history of pest activity within the crawlspace and obtaining contractor information including receipts for the pest company that performed the work. Additionally, I recommend evaluation by a qualified pest control company to ensure the problem has been corrected.

Recommendation

Contact a qualified pest control specialist.



Rear

13: STRUCTURE

Information

Columns and piers: Material

Wood Posts/Cement Piers, Wood joists

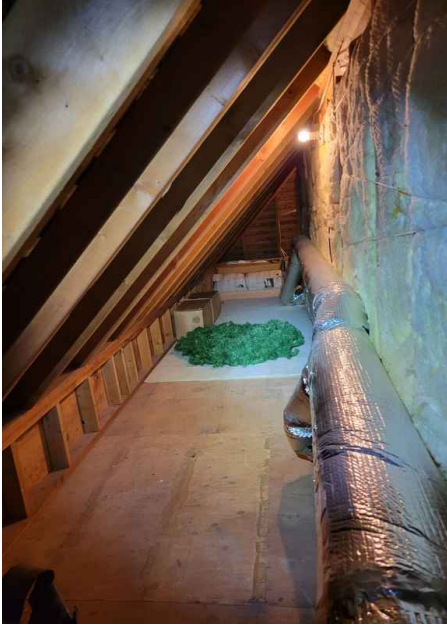
Foundation, Basement, and Crawlspace: Material

Poured concrete



Roof Structure and Attic: Structural System

Rafters





Observations

13.1.1 Foundation, Basement, and Crawlspace

EFFLORESCENCE

 [Inquire With Seller/Deferred Maintenance](#)

White efflorescence (powder substance) and staining on concrete foundation walls indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

Recommendation

Contact a qualified professional.



Front Center



13.1.2 Foundation, Basement, and Crawlspace

SUMP PUMP

Sump pump was installed in the home, the inspector was not able to test to operation of the pump due to there being no water in the basin even though it had recently rained. Inquire with the seller on the history of maintenance of the sump pump.

Recommendation

Contact the seller for more info



Inquire With Seller/Deferred Maintenance



13.2.1 Vapor Barrier

NEW VAPOR BARRIER

Inquire with seller regarding what appears to be a newly installed vapor barrier.

Recommendation

Contact a qualified professional.

 Inquire With Seller/Deferred Maintenance



13.5.1 Roof Structure and Attic

MOISTURE STAINS IN ATTIC ELEVATED MOISTURE

Moisture stains in attic. Area tested above normal moisture levels at time of inspection. I recommend a qualified roofer to evaluate the roofing system for any further repairs/replacement.

Recommendation

Contact a qualified roofing professional.

 Primary Concern



Front Lower attic



Elevated moisture reading



Front Lower attic



Front

13.5.2 Roof Structure and Attic

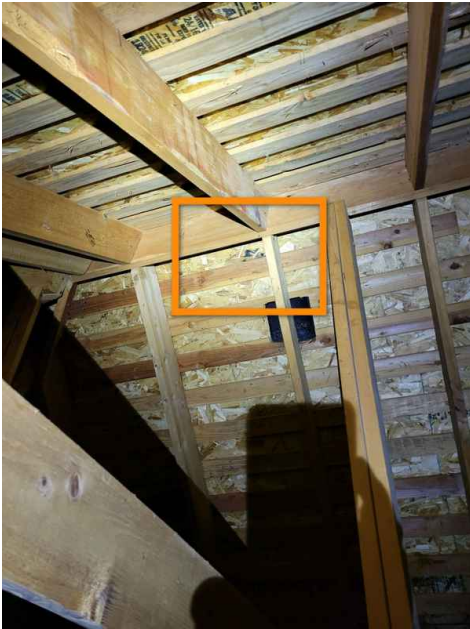
STAINING UNKNOWN MOISTURE

 Safety Concern/Recommend Repair

Staining noted at the attic sheathing, due to its location the inspector was not able to verify if moisture was present. I recommend a qualified roofing contractor evaluate for any necessary repairs.

Recommendation

Contact a qualified roofing professional.



Lower attic



Lower attic

14: KITCHEN

Information

Range/Oven/Cooktop: Exhaust

Hood Type

Vented

Observations

14.3.1 Garbage Disposal



Inquire With Seller/Deferred Maintenance

GARBAGE DISPOSAL ON SEPTIC SYSTEM

Typically, garbage disposals are not installed when there is a septic system on the property. I recommend inquiring with a qualified septic system professional concerning the use of a garbage disposal unit. Minimal usage of this appliance may be best. Items from the garbage disposal, powder soap from dishwasher and laundry units, cat litter and other foreign material can be harmful to septic systems.

Recommendation

Contact a qualified plumbing contractor.



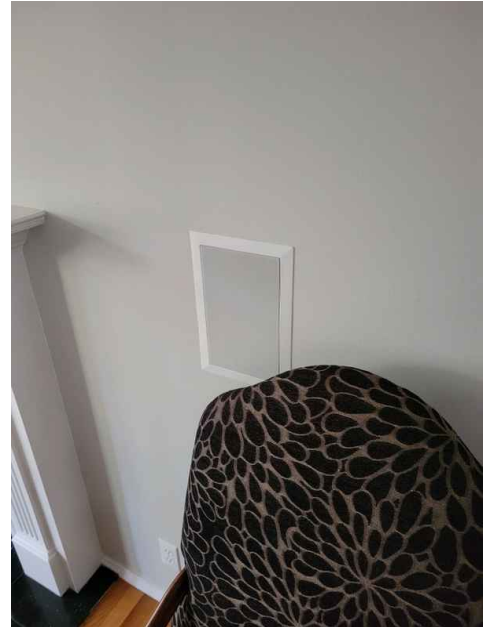
15: ITEMS NOT INSPECTED

Limitations

Items Not Inspected

BUILT IN SPEAKER SYSTEM

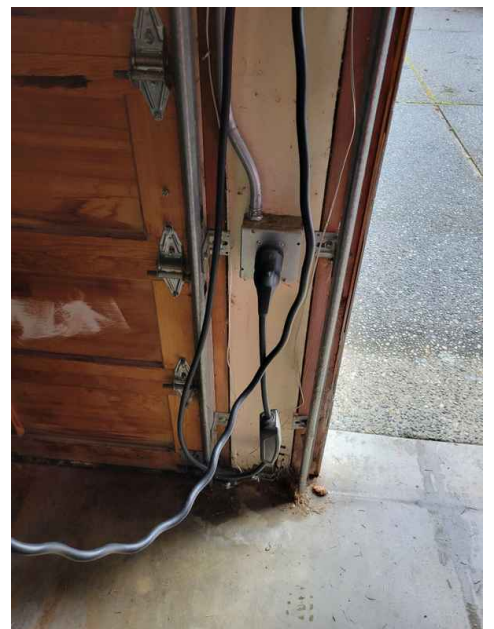
Recommend inquiring with seller for functionality of built-in speaker system.



Items Not Inspected

EV CHARGING SYSTEM

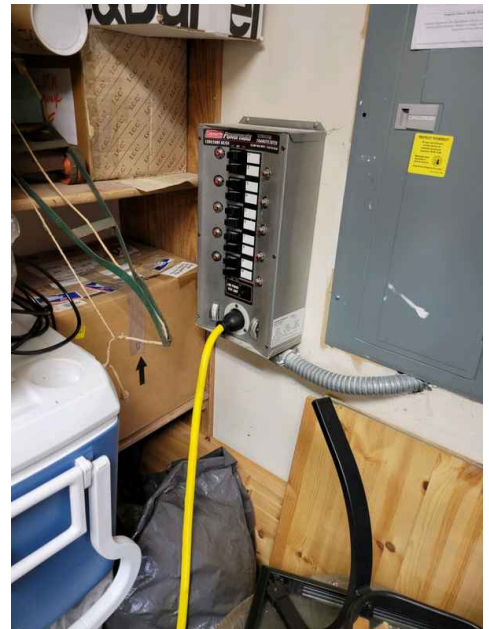
EV car chargers and associated systems are outside the scope of a standard home inspection. I recommend inquiring with the seller for a complete understanding of this system.



Items Not Inspected

GENERATOR

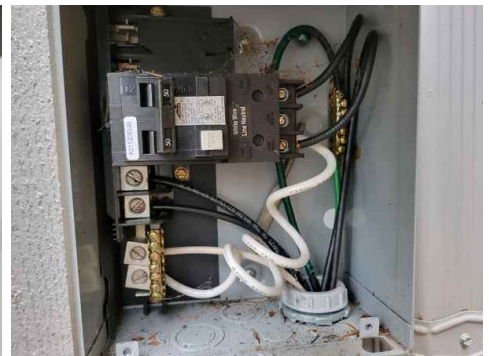
Backup generator systems are outside the scope of a standard home inspection. Generator system not inspected. Inquire with seller regarding function and maintenance of this system. For further technical information I recommend inquiring with a qualified electrician.



Items Not Inspected

HOT TUB

Hot tubs and spas are not inspected during a standard home inspection. Hot tubs require a disconnect switch be located within visible, easy reach from the tub but far enough away from the edge of the hot tub to ensure the person reaching the switch is not in the hot tub at the time. Also, a GFCI circuit breaker installed at the electrical panel is required. I recommend a qualified electrical contractor evaluate the hot tub for safety features and repair/replace as needed.



Items Not Inspected

LANDSCAPE LIGHTING

Landscape lighting is outside the scope of a standard home inspection. Recommend inquiring with seller for functionality. For further evaluation, recommend evaluation by a qualified electrical contractor.



Items Not Inspected

RAINWATER DRAINAGE SYSTEM

Rainwater drainage system noted in multiple locations at the exterior. Inspection of the systems is outside the scope of a standard home inspection. I recommend inquiring with builder and/or seller regarding installation and maintenance.



Items Not Inspected

SECURITY SYSTEMS

Security systems are not part of a standard home inspection. Inquire with the seller for details on operation. For further technical information, I recommend contacting a home security system company.



16: FINAL CHECKLIST

Information

Range Top And Oven Turned Off

Yes

Dishwasher Off

Yes

Thermostat Leaving Setting

Heat, 69

Settings/temperature

Non Present

Cover Installed

Yes

Cover Installed

Yes

Furnace cover and switch on

Yes

STANDARDS OF PRACTICE

Inspection Details

WAC 308-408C-010 Standards of practice (SOP)—Purpose and scope. Violations of the following SOP and ethics are subject to disciplinary action under RCW 18.235.130. The purpose of a home inspection is to assess the condition of the residence at the time of the inspection using visual observations, simple tools and normal homeowner operational controls; and to report deficiencies of specific systems and components. Inspectors must perform all inspections in compliance with the SOP set forth by the Washington state department of licensing. A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects. This SOP is applicable to buildings with four or fewer dwelling units and their attached garages or carports. [Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-010, filed 3/20/09, effective 4/20/09.]

WAC 308-408C-030

Exclusions and limitations.

Inspectors are not required to:

- (1) Determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials, or cost of corrections; future conditions including, but not limited to, failure of systems and components.
- (2) Comment on the suitability of the structure or property for any specialized use, compliance with codes, regulations, laws or ordinances.
- (3) Report the presence of potentially hazardous plants or animals including, but not limited to, wood destroying insects or diseases harmful to humans; the presence of any environmental hazards including, but not limited to mold, toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
- (4) Determine the operating costs of any systems or components.
- (5) Determine the acoustical properties of any systems or components.
- (6) Operate any system or component that is shut down, not connected or is otherwise inoperable.
- (7) Operate any system or component that does not respond to normal user controls.
- (8) Operate any circuit breakers, water, gas or oil shutoff valves.
- (9) Offer or perform any act or service contrary to law.
- (10) Offer or perform engineering services or work in any trade or professional service other than home inspection.
- (11) Offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a pre-inspection agreement.
- (12) Determine the existence of or inspect any underground items including, but not limited to, underground storage tanks or sprinkler systems.
- (13) Inspect decorative items, or systems or components that are in areas not entered in accordance with the SOP.
- (14) Inspect detached structures, common elements and areas of multiunit housing such as condominium properties or cooperative housing.
- (15) Perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components.
- (16) Move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris.
- (17) Dismantle any system or component, except as explicitly required by the SOP.
- (18) Enter flooded crawlspaces, attics that are not readily accessible, or any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property, its systems or components.

(19) Inspect or comment on the condition or serviceability of elevators or related equipment.

(20) Inspect or comment on the condition or serviceability of swimming pools, hot tubs, saunas, sports courts or other similar equipment or related equipment.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made.

An inspector may exclude those systems or components that a client specifically requests not to be included in the scope of the inspection or those areas that, in the opinion of the inspector, are inaccessible due to obstructions or conditions dangerous to the inspector. When systems or components designated for inspection under this SOP are excluded, the reason the item was excluded will be reported.

Exterior

WAC 308-408C-080

Exterior.

An inspection of the exterior includes the visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

(1) The inspector will:

Describe the exterior components visible from ground level.

Inspect visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

Probe exterior components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Inspect

(a) Buildings, decks, patios, fences, retaining walls, and other structures detached from the dwelling.

(b) Safety type glass or the integrity of thermal window seals.

(c) Flues or verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

Test or evaluate the operation of security locks, devices or systems.

Enter areas beneath decks with less than five feet of clearance from the underside of joists to grade.

Evaluate the function or condition of shutters, awnings, storm doors, storm windows, screens, and similar accessories.

Roof

WAC 308-408C-090

Roofs.

An inspection of the roof includes the roof covering materials; gutters and downspout systems; visible flashings; roof vents; skylights, and any other roof penetrations; and the portions of the chimneys and flues visible from the exterior.

(1) The inspector will:

Traverse the roof to inspect it.

Inspect the gutters and downspout systems, visible flashings, soffits and fascias, skylights, and other roof penetrations.

Report the manner in which the roof is ventilated.

Describe the type and general condition of roof coverings.

Report multiple layers of roofing when visible or readily apparent.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Traverse a roof where, in the opinion of the inspector, doing so can damage roofing materials or be unsafe. If the roof is not traversed, the method used to inspect the roof must be reported.

Remove snow, ice, debris or other material that obscures the roof surface or prevents access to the roof.

Inspect gutter and downspout systems concealed within the structure; related underground drainage piping; and/or antennas, lightning arresters, or similar attachments.

Operate powered roof ventilators.

Predict remaining life expectancy of roof coverings.

Garage/Carport

WAC 308-408C-180

Attached garages or carports.

The inspection of attached garages and carports includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the home.

(1) The inspector will:

Inspect the condition and function of the overhead garage doors and associated hardware.

Test the function of the garage door openers, their auto-reverse systems and secondary entrapment devices (photoelectric and edge sensors) when present.

Inspect the condition and installation of any pedestrian doors.

Inspect fire separation between the house and garage when applicable.

Report as a fire hazard the presence of any ignition source (gas and electric water heaters, electrical receptacles, electronic air cleaners, motors of installed appliances, etc.) that is within eighteen inches of the garage floor.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Determine whether or not a solid core pedestrian door that is not labeled is fire rated.

Verify the functionality of garage door opener remote controls.

Move vehicles or personal property.

Operate any equipment unless otherwise addressed in the SOP.

Doors, Windows & Interior

Interiors.

The inspection of the interior includes the walls, ceilings, floors, windows, and doors; steps, stairways, balconies and railings.

(1) The inspector will:

(a) Verify

That steps, handrails, guardrails, stairways and landings are installed wherever necessary and report when they are missing or in need of repair and report when baluster spacing exceeds four inches.

(b) Inspect

(i) The overall general condition of cabinets and countertops.

(ii) Caulking and grout at kitchen and bathroom counters.

(iii) The interior walls, ceilings, and floors for indicators of concealed structural deficiencies, water infiltration or major damage.

(iv) The condition and operation of a representative number of windows and doors.

(c) Comment on the presence or absence of smoke detectors.

(d) Describe any noncosmetic deficiencies of these systems or components.

(2) The inspector is not required to:

(a) Report on cosmetic conditions related to the condition of interior components.

(b) Verify whether all walls, floors, ceilings, doorways, cabinets and window openings are square, straight, level or plumb.

Electrical

WAC 308-408C-110

Electrical system.

The inspection of the electrical system includes the service drop through the main panel; subpanels including feeders; branch circuits, connected devices, and lighting fixtures.

(1) The inspector will:

(a) Describe in the report the type of primary service, whether overhead or underground, voltage, amperage, over-current protection devices (fuses or breakers) and the type of branch wiring used.

(b) Report

(i) The existence of a connected service-grounding conductor and service-grounding electrode when same can be determined.

(ii) When no connection to a service grounding electrode can be confirmed.

(c) Inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and subelectric panel cover(s).

(d) Report, if present, solid conductor aluminum branch circuits. Include a statement in the report that solid conductor aluminum wiring may be hazardous and a licensed electrician should inspect the system to ensure it's safe.

(e) Verify

(i) The operation of a representative number of accessible switches, receptacles and light fixtures.

(ii) The grounding and polarity of a representative number of receptacles; particularly in close proximity to plumbing fixtures or at the exterior.

(iii) Ground fault circuit interrupter (GFCI) protection and arc-fault circuit interrupter (AFCI) protection where required.

(f) Report the location of any inoperative or missing GFCI and/or AFCI devices when they are recommended by industry standards.

(g) Advise clients that homes without ground fault protection should have GFCI devices installed where recommended by industry standards.

(h) Report on any circuit breaker panel or subpanel known within the home inspection profession to have safety concerns.

(i) Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

(a) Insert any tool, probe or testing device into the main or subpanels.

(b) Activate electrical systems or branch circuits that are not energized.

(c) Operate circuit breakers, service disconnects or remove fuses.

(d) Inspect ancillary systems, including but not limited to:

(i) Timers.

(ii) Security systems.

(iii) Low voltage relays.

(iv) Smoke/heat detectors.

(v) Antennas.

- (vi) Intercoms.
 - (vii) Electrical deicing tapes.
 - (viii) Lawn sprinkler wiring.
 - (ix) Swimming pool or spa wiring.
 - (x) Central vacuum systems.
 - (xi) Electrical equipment that's not readily accessible.
- (e) Dismantle any electrical device or control, except for the removal of the deadfront covers from the main service panel and subpanels.
 - (f) Move any objects, furniture, or appliances to gain access to any electrical component.
 - (g) Test every switch, receptacle, and fixture.
 - (h) Remove switch and receptacle cover plates.
 - (i) Verify the continuity of connected service ground(s).

Plumbing

WAC 308-408C-100

Plumbing system.

An inspection of the plumbing system includes visible water supply lines; visible waste/soil and vent lines; fixtures and faucets; domestic hot water system and fuel source.

(1) The inspector will:

(a) Describe the visible water supply and distribution piping materials; drain, waste and vent materials; water-heating equipment.

(b) Report

(i) The presence and functionality of sump pumps/waste ejector pumps when visible or confirm the float switch activates the pump when the sump is dry.

(ii) The presence and location of a main water shutoff valve and/or fuel shutoff valve(s), or report that they were not found.

(iii) The presence of the temperature and pressure relief (TPR) valve and associated piping.

(iv) Whether or not the water temperature was tested and state that the generally accepted safe water temperature is one hundred twenty degrees Fahrenheit.

(c) Inspect the condition of accessible and visible water supply pipes, drain/waste plumbing and the domestic hot water system when possible.

(d) Operate fixtures in order to observe functional flow.

(e) Check for functional drainage from fixtures.

(f) Describe any deficiencies of these systems or components in the inspection report.

(2) The inspector is not required to:

(a) Operate any valves, including faucets of freestanding or built-in appliances or fixtures, if the outlet end of the valve or faucet is connected or intended to be connected to an appliance.

(b) Inspect

(i) Any system that is shut down or winterized.

(ii) Any plumbing components not readily accessible.

(iii) Floor drains and exterior drain systems, including but not limited to, exterior stairwell drains and driveway drains.

(iv) Fire sprinkler systems.

(v) Water-conditioning equipment, including softeners and filter systems.

- (vi) Private water supply systems.
- (vii) Gas supply systems.
- (viii) Interior components of exterior pumps or sealed sanitary waste lift systems.
- (ix) Ancillary systems or components such as, but not limited to, those related to solar water heating and hot water circulation.
- (c) Test
 - (i) Pressure or temperature/pressure relief valve.
 - (ii) Shower pans for leaks or use special equipment to test/scan shower or tub surrounds for moisture in surrounding substrate materials.
- (d) Determine
 - (i) The potability of any water supply whether public or private.
 - (ii) The condition and operation of water wells and related pressure tanks and pumps.
 - (iii) The quantity of water from on-site water supplies.
 - (iv) The quality or the condition and operation of on-site sewage disposal systems such as waste ejector pumps, cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and related equipment.
- (e) Ignite pilot lights.

Heating

WAC 308-408C-120

Heating system.

The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.

- (1) The inspector will:
 - (a) Describe the type of fuel, heating equipment, and heating distribution systems.
 - (b) Operate the system using normal readily accessible control devices.
 - (c) Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.
 - (d) Inspect
 - (i) The condition of normally operated controls and components of systems.
 - (ii) The condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems.
 - (iii) Visible flue pipes and related components to ensure functional operation and proper clearance from combustibles.
 - (iv) Each habitable space in the home to determine whether or not there is a functioning heat source present.
 - (v) Spaces where fossil fuel burning heating devices are located to ensure there is air for combustion.
 - (vi) Electric baseboard and in-wall heaters to ensure they are functional.
 - (e) Report any evidence that indicates the possible presence of an underground storage tank.
 - (f) Describe any deficiencies of these systems or components.
- (2) The inspector is not required to:
 - (a) Ignite pilot lights.
 - (b) Operate:
 - (i) Heating devices or systems that do not respond to normal controls or have been shut down.
 - (ii) Any heating system when circumstances are not conducive to safe operation or when doing so will damage the equipment.

- (c) Inspect or evaluate
 - (i) Heat exchangers concealed inside furnaces and boilers.
 - (ii) Any heating equipment that is not readily accessible.
 - (iii) The interior of chimneys and flues.
 - (iv) Installed heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers; solar heating systems; or concealed distribution systems.
- (d) Remove covers or panels that are not readily accessible or removable.
- (e) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.
- (f) Evaluate whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard.
- (g) Determine:
 - (i) The capacity, adequacy, or efficiency of a heating system.
 - (ii) Determine adequacy of combustion air.
- (h) Evaluate thermostats or controls other than to confirm that they actually turn a system on or off.

Air conditioning Systems

WAC 308-408C-120

Heating system.

The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.

- (1) The inspector will:
 - (a) Describe the type of fuel, heating equipment, and heating distribution systems.
 - (b) Operate the system using normal readily accessible control devices.
 - (c) Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.
 - (d) Inspect
 - (i) The condition of normally operated controls and components of systems.
 - (ii) The condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems.
 - (iii) Visible flue pipes and related components to ensure functional operation and proper clearance from combustibles.
 - (iv) Each habitable space in the home to determine whether or not there is a functioning heat source present.
 - (v) Spaces where fossil fuel burning heating devices are located to ensure there is air for combustion.
 - (vi) Electric baseboard and in-wall heaters to ensure they are functional.
 - (e) Report any evidence that indicates the possible presence of an underground storage tank.
 - (f) Describe any deficiencies of these systems or components.
- (2) The inspector is not required to:
 - (a) Ignite pilot lights.
 - (b) Operate:
 - (i) Heating devices or systems that do not respond to normal controls or have been shut down.
 - (ii) Any heating system when circumstances are not conducive to safe operation or when doing so will damage the equipment.
 - (c) Inspect or evaluate
 - (i) Heat exchangers concealed inside furnaces and boilers.

- (ii) Any heating equipment that is not readily accessible.
- (iii) The interior of chimneys and flues.
- (iv) Installed heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers; solar heating systems; or concealed distribution systems.
- (d) Remove covers or panels that are not readily accessible or removable.
- (e) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.
- (f) Evaluate whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard.
- (g) Determine:
 - (i) The capacity, adequacy, or efficiency of a heating system.
 - (ii) Determine adequacy of combustion air.
- (h) Evaluate thermostats or controls other than to confirm that they actually turn a system on or off.

Chimney & Fireplace

WAC 308-408C-160

Fireplaces and stoves.

Includes solid fuel and gas fireplaces, stoves, dampers, fireboxes and hearths.

(1) The inspector will:

Describe fireplaces and stoves.

Inspect dampers, fireboxes and hearths.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Inspect flues and verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

Ignite fires in a fireplace or stove.

Determine the adequacy of draft.

Perform a chimney smoke test.

Inspect any solid fuel device being operated at the time of the inspection.

Evaluate the installation or adequacy of fireplace inserts.

Evaluate modifications to a fireplace, stove, or chimney.

Dismantle fireplaces or stoves to inspect fireboxes or remove rain caps to inspect chimney flues.

Insulation And Ventilation

WAC 308-408C-150

Insulation and ventilation.

The inspection of the insulation and ventilation includes the type and condition of the insulation and ventilation in viewable unfinished attics and subgrade areas as well as the installed mechanical ventilation systems.

(1) The inspector will:

Inspect the insulation, ventilation and installed mechanical systems in viewable and accessible attics and unfinished subfloor areas.

Describe the type of insulation in viewable and accessible unconditioned spaces.

Report missing or inadequate vapor barriers in subfloor crawlspaces with earth floors.

Report the absence of insulation at the interface between conditioned and unconditioned spaces where visible.

Report the absence of insulation on heating system ductwork and supply plumbing in unconditioned spaces.

Describe any deficiencies of these systems or components.

(2) The inspector is not required to:

Determine the presence, extent, and type of insulation and vapor barriers concealed in the exterior walls.

Determine the thickness or R-value of insulation above the ceiling, in the walls or below the floors.

Structure

WAC 308-408C-070 Structure.

An inspection of the structure will include the visible foundation; floor framing; roof framing and decking; other support and substructure/superstructure components; stairs; ventilation (when applicable); and exposed concrete slabs in garages and habitable areas.

(1) The inspector will:

- Describe the type of building materials comprising the major structural components.
- Enter and traverse attics and subfloor crawlspaces.
- Inspect (a) The condition and serviceability of visible, exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs and the visible roof structure and attic components where readily and safely accessible. (b) Subfloor crawlspaces and basements for indications of flooding and moisture penetration.
- Probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.
- Describe any deficiencies of these systems or components.
- Report all wood rot and pest-conducive conditions discovered.
- Refer all issues that are suspected to be insect related to a licensed structural pest inspector (SPI) or pest control operator (PCO) for follow up.

(2) The inspector is not required to:

- Enter (a) Subfloor crawlspaces that require excavation or have an access opening less than eighteen inches by twenty-four inches or head room less than eighteen inches beneath floor joists and twelve inches beneath girders (beams). (b) Any areas that are not readily accessible due to obstructions, inadequate clearances or have conditions which, in the inspector's opinion, are hazardous to the health and safety of the inspector or will cause damage to components of the home.
- Move stored items or debris or perform excavation to gain access.

Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Final Checklist

Final checklist showing the home was left as it was found.

Behind The Scenes Restoration Inc.

Specializing in Attic & Crawl Restoration & Home Repairs

Two Attic Renovations, Deck Trim Rot Replacement & Pest Exclusion Sealing Estimate

02-28-2024

Mr. Andrew Mason

Re: Professional attic renovation, deck wood rot deterioration replacement and additional pest exclusion proposal at: **13809 212th Drive N.E. Woodinville, WA 98072**

This estimate is described as if you are standing in front of the house looking inward from the street identifying issues on the left, right, rear and front side sections or areas of the house.

Site Evaluation:

The request to perform a detailed inspection of the two attics, the perimeter storage attic, the garage area and the deck trim was performed. The house is in need of professional repairs to get it market ready for an upcoming home sale. Our services performed a full crawlspace restoration, garage door modification and perimeter and roof pest exclusion sealing in the past when the home was originally purchased. Our initial attic restoration was limited and we did not extract the attic insulation as it remained in serviceable condition. Sections of the knee wall insulation was installed where missing and secured throughout the two attic areas where displaced. A pest exclusion to deny pest was performed in the two attics as best as possible without a full insulation extraction. A completed and detailed exterior pest exclusion was performed from the roof to seal all accessible pest access points at the eave and soffit corners where rodents were found to be accessing the attics. The garage area also had rodent activity and one garage door was modified to fill in the open gap where the concrete driveway slab has settled.

Since the project was completed the garage driveway slab has continued to settle and a noticeable gap is now under the left side garage door again, allowing rodents to enter the garage, possibly the crawlspace and into the attics. During our initial attic restoration the insulation was not removed and all access points may have not been located and some pest activity by mice only has occurred over the years. Once our initial attic restoration was performed the loose fill blown-in insulation was only raked and fluffed up to cover over compressed and walked through areas to help restore insulation levels to its original depth. The current attic insulation remains serviceable but is inadequate in depth to modern energy standards and has signs of past rodent activity with paths and trails observed in several areas of the insulation. The original master bathroom skylight shaft insulation was not replaced during our initial attic

restoration but it is warranted now before the installation of new 10" of additional loose fill white fiberglass insulation is installed for a new and fresh appearance.

During our exterior cursory inspection of the perimeter of the house it was observed that significant wood rot deterioration is at the majority of the large deck perimeter and serving the two access staircase structures. All trim on the perimeter of the deck and stair stringers will require to be removed, replaced and painted for an upcoming home sale. If not it will likely be a call out by a new owner or home inspector when the home is listed for sale.

This entire project and items listed can be offered to be completed by our services as follows and will be completed by the time the home is listed for sale toward the end of March:

Two Attic Mold / Mildew Observation: (Remediation Requirements)
(Section #1:)

- The inspection of two attic areas revealed a light white and black microbial mold / mildew growth on sections of the roof sheathing. This is a common condition observed with many homes that have high humidity levels inside the attics due to our Western Washington climate. A proper mold / mildew remediation will be required at several sections and this a common condition observed in homes of this age. A detailed inspection of the entire roof sheathing for a microbial growth will be performed and treated as necessary to prevent a future call out.
- The mold / mildew remediation is a two part process with one thorough application of the mold / mildew shock treatment to eliminate the black colored growth and this eliminates all mold spores. A 24 hour waiting period to allow drying will be required and a secondary sealer coat will be applied to prevent future mold or mildew growth.

#1.

Total Repairs: = \$2,500.00

Two Attic Spaces: Repair & Restoration Requirements)
(Section #2:)

- The two attic access points are in the ceilings of the master bedroom closet and one upstairs hallway bedroom closet. Extra precaution to protect the interior of the home will be required to allow access for our restoration. The accesses and the floors will be protected with plastic and cardboard for cosmetic protection for the duration of the project.

- The two attic areas have low, original levels of insulation and is trailed by past rodent activity. New loose fill fiberglass insulation that is “blown-in” and the installation of the new cardboard insulation wind baffles are required when increasing the insulation levels to a higher level. Once new baffles are installed this helps prevent the new installed insulation from obstructing the perimeter soffit vents and helps allow maximum ventilation into the two attic areas as required.
- The skylight shaft insulation is damaged over the master bathroom and will require to be removed and replaced with new R-38 = 12” of insulation.
- Both attic areas lack insulation measurement level markers to confirm the depth of the insulation currently installed and for a final level to be installed. The proper amount of insulation measurement markers will be installed throughout the attics prior to additional loose fill insulation is to be installed.
- Once the listed repairs are performed, the wind baffles are increased in size, and the measure markers are installed throughout the two attics, the installation of new additional loose fill blown-in fiberglass insulation to an R-49 value of 17.0” will be installed. Once competed this will meet modern energy efficiency standards and will have a new appearance.
- The perimeter storage attic around the exterior portion of the bonus room has some rodent feces and holes in the ceilings to the HVAC penetrations. Sealing will be performed as necessary and additional cleaning of all feces that can be located without removing out the stored personal items will be removed.

#2:

Total Repairs: = \$12,000.00

Exterior Eave & Soffit Evaluation / Pest Exclusion:
(Section #3:)

- The inspection of the eaves and soffits revealed some open voids that could allow rodents, birds and bats to access the roof or attic areas in the past. Sealing these open voids was required when the original repairs were performed. Due to the current conditions another detailed inspection of the entire eave and soffit corners for new chewed in access voids will be required and sealed as warranted. All inspections and additional sealing necessary will require a tall ladder and fall arrest personal safety equipment to be used to complete this work safely.

#3: Total Inspections & Repairs: \$1,500.00

Garage Door & Garage Pest Exclusion:
(Section #4:)

- The inspection of the garage revealed new pest activity adjacent to the area where the concrete driveway has settled that is allowing an access for rodents to enter under the door. The door will require to be modified gain to fill in the gaps where the driveway has settled. The corner wall adjacent to the door will require to be sealed with sheet-metal to deny pest into the crawlspace area. The open voids in the ceiling above the HVAC system and water heater equipment will require to be sealed with a fire retardant expansive foam to deny the possibility of rodents entering the perimeter bonus room storage attic.

#4: Total Additional Repairs: = \$850.00

Deck Trim Replacement Warranted:
(Section #5:)

- The inspection of the entire deck revealed significant wood rot deterioration serving the perimeter rim band trim and the two staircase trim provided. The deterioration of the wood is beyond repair and it was very noticeable once evaluated. All deteriorated perimeter deck trim will require to be removed, taken away for disposal, new trim purchased, installed and painted white to match.

#5A: Total Additional Repairs: = \$5,000.00

- **The removal and replacement of the perimeter deck trim revealed structural wood rot to one side of the large deck stair stringer and two sections of wood rot serving the perimeter of the deck rim band positioned behind the large shrubs.**
- **These damaged sections will require removal and replacement before the new trim can be installed. The construction of the stair stringer is complex and difficult as it will require removal of the hand railing and stair treads to allow removal of the deteriorated stair stringer. Once replaced the stairs and railing will require to be reassembled.**

#5B: Total Additional Repairs: = \$1,800.00

Complete Restoration Estimate

Estimate includes all materials, supplies, labor services & dumping fees.

Section #1: Two Attic Mold / Mildew Remediation Requirements: Total: \$2,500.00

Section #2: Two Attic Repair / Insulation Requirements: Total: \$12,000.00

Section #3: Exterior Eave / Soffit Pest Exclusion Requirements: Total: \$1,500.00

Section #4: Garage Door & Garage Pest Exclusion Requirements: Total: \$850.00

Section #5A: Exterior Deck Trim Restoration Requirements: Total: \$5,000.00

Section #5B: Deck Structural Support Replacement Repairs: Total: \$1,800.00

Total Repairs: \$23,650.00

WA State Sales Tax: @ 10.1% Total: \$2,388.65

Total Corrections With WA State Sales Tax: Total: \$26,038.65

50% Deposit Required: (Check Paid #1475) Total: \$10,000.00

Total Balance Due Upon Completion: Total Due: \$16,038.65

All work is performed 8:00AM to 4:00PM daily.

Start date 02-29-2024, Inside restoration completed by 02-07-2024

Exterior repairs completed by 02-15-2024 weather permitting.

Restoration Contractor:

Kelly Thompson

X _____ Date: _____

Homeowner's, I understand and accept the terms of this estimate.
Andrew Mason

X _____ Date: _____

Behind the Scenes Restoration, Inc.

Kelly Thompson

5434 Lake Alice Rd. S.E.

Fall City, WA 98024

Business: (425) 646-7076

Cell: (206) 719-0346

Email: Behindthescense1@comcast.net

WA St. Regist. #BEHINSR911JS

WORK COMPLETED BY SELLER
AFTER INSPECTION

TIME OF SALE OSS INSPECTION REPORT

Application Summary:

Submitted: 3/21/2024 8:39:26 PM
Completed: 3/21/2024 8:39:26 PM

Application No: 140228

Addresses

Applicant's Address

Kiril Topalov
Fresh N Clean Septic
17226 NE Woodinville Duvall rd
Woodinville, WA 98072
OSM #: 132

Contact Methods

Email: Info@freshncleanseptic.com
Phone: 8883627782

Property Owner

Laurel Mason
13809 212th Dr NE
Woodinville , WA 98077

Contact Methods

Email:
Phone: (206) 369-2236

Property Being Reported Tax Parcel Number

Assessors Parcel Number: 0624120270

Seller's Agent

Contact Methods

Email:

Buyer's Agent

Contact Methods

Email:

Title or Escrow Company

Contact Methods

Email:

Property Address

13809 212TH DR NE
KING COUNTY, WA

Questions

Overview

Q: Has the house been occupied over the last 24 hours?

A: Yes

Q: The OSS Site Drawing included is

A: Existing

Q: Water Supply

A: Public

Q: Approved bedrooms according to site design

A: 4

Septic System - General

Q: Date tank last pumped (N/A if unknown)

A: 3/13/24

Gravity Septic Systems

Q: Is the septic system gravity?

A: Yes

Q: Condition of distribution box (For serial distribution: Condition of inspection box)

A: Not Inspected

Q: Stress test: Gallons accepted by drainfield without backing up.

A: 150

Q: Stress test: Duration of test in minutes.

A: 17

Q: Did the system accept the water from the stress test without backing up?

A: Yes

Pressure Distribution Septic Systems

Q: Does the septic system utilize pressure distribution?

A: No

On-site Sewage System Failure

Q: Upon arrival, was the septic system failing per King County Board of Health Title 13 definition?

A: No

Q: Did you answer Yes that the septic system is failing per King County Board of Health Title 13 definition, AND were you unable to correct the failure condition?

A: No

OSM Certification

Q: I certify to the best of my knowledge that this inspection report is true, accurate and complete.

A: Yes

Service Summary

Service	Fee
Time of Sale filing fee	\$204.00
Processing Fee. NOTE: this charge is from OnlineRME, LLC.	\$11.00

Total charges for application: \$215.00

Payment Log

Date	Amount	Description	Bank Response
3/21/2024	\$11.00	OnlineRME, LLC Processing Fee	This transaction has been approved.
3/21/2024	\$204.00	Application Fee	This transaction has been approved.

Total amount Paid: \$215.00

MAY 24 2011

Public Health
Seattle & King CountyTIME OF SALE
RECORD DRAWINGBLACK RIVER
ENVIRONMENTAL HEALTH

Public Health - Seattle & King County

900 Oakesdale Ave SW, Suite #100, Renton, WA 98057

(206)296-4932

On-Site Septic System Inspection Report for Property Transfer:

Application is to be filled out and submitted by a licensed On-Site System Maintainer. A \$105.00 application fee includes the inspection report filing fee. This application must include an accurate record drawing of the septic system and the Operation / Performance Monitoring Report.

Property InformationProperty owner's name Joe & Deirdre Menchaca Phone # 425-861-7839Property address 13809 - 212th. Dr. N.E.City Woodinville Zip Code 98077Property parcel number (tax lot account number) 0 6 2 4 1 2 - 0 2 7 0

This report includes a record drawing that is:

 existing modified new

Water supply:

 municipal group B individual

Bedrooms system was approved for according to site design:

4 number of bedrooms N/A (designed prior to bedroom designed systems) information unavailable

Date tank was last pumped: _____ or _____ unknown

Is house occupied? yes no unknown

If no, when was approximate vacate date? _____

Summary of Inspection

Are all tanks accessible?

 yes no- If no, is system out of compliance according to the Title 13 code edition it was approved under? yes no

At the time of this inspection were any risers or monitoring ports installed?

 yes - If yes, what was installed? _____ no

Upon evaluation of the septic system were any repairs made?

 yes- If yes, please explain _____ no

For Gravity Systems Only:

Condition of distribution box:

 working properly inaccessible N/A (i.e. serial distribution) not working properly

Further explanation of distribution box _____

Stress test, specify number of gallons used and results (optional- not required unless distribution box is inaccessible. Inaccessible distribution boxes require a minimum 150 gallon test if house is occupied/ 450 gallon test if unoccupied.) Stress Tested at Septic Tank Outlet Baffle at 170+ Gallons.

For Pressure Distribution Systems Only:

Pressure test results (optional- not required).

 equal distribution unequal distribution

Further action taken for unequal distribution pressure test _____

*The complete inspection report is found on the attached Operation/ Maintenance Monitoring Reporting form

I certify to the best of my knowledge, that this inspection report is true, accurate and complete.



OSM - 028

On-System Maintainer's Signature

OSM#

Tim L. Baumann

Washington State Licensed Designer 5100106

updated 1/2011

On-site System Maintainer to return with filing fee to Public Health - Seattle & King County, Environmental Health Division, 900 Oakesdale Avenue SW, Suite 100, Renton, WA, 98057, Tel (206) 296-4932. Faxed copies will not be accepted due to data entry purposes. Fee Schedule available at <http://www.kingcounty.gov/healthservices/health/ehs/fees/wastewater.aspx>

11 - 4814

PARCEL (APN): **062412-0270** DATE OF MONITORING VISIT: 5 / 17 / 2011
DATE OF NEXT VISIT: 5 / 17 / 2012

SYSTEM TYPE: GRAVITY PUMP TO GRAVITY
INSPECTION TYPE: TIME OF SALE FIRST 6 MONTHS AFTER APPROVAL ANNUAL 3-YEAR
Customer / Property Owner Name: Joe & Deirdre Menchaca
Site Address: 13809 - 212th. Dr. N.E. City: Woodinville Zip: 98077
Mailing Address: _____ City: _____ Zip: _____
OSM Name: Tim L. Baumann OSM#: 028 OSM Tel#: (425) 898-1108

A. SEWAGE SURFACING: No Yes _____ If yes, answer a-c: (a) State where sewage is surfacing in Section IV (b) Contained On-site _____ or Migrating Off-site _____ (c) State possible cause(s) of failure in Section IV
B. PRE-FAILING SIGNS: No Yes _____ If yes, state observations in Section IV
C. OSS WORKING PROPERLY: Yes No _____ If no, state observations in Section IV (i.e. functioning but unable to maintain, etc.)

I. SEPTIC TANK/PUMP TANK CHARACTERISTICS

1 (a) Septic Tank Size 1000 gal (b) Pump Tank Size: N/A gal (c) Tank Material Concrete
2 Solids Accumulation

	Scum (inches)	Sludge (inches)	Scum (inches)	Sludge (inches)
Septic Tank 1 (Compartment 1 / 2)	<u>2"</u>	<u>4 - 6"</u>	<u>-0-</u>	<u>2 - 3"</u>
Septic Tank 2 (Compartment 1 / 2)				
Pump Tank	<u>N/A</u>			

3 Liquid Level is at above _____, or below _____ the invert of outlet pipe
4 Baffles

	Satisfactory	Unsatisfactory	Not Accessible	Not Applicable
Inlet Baffle	<u>**</u>			
Center Baffle	<u>**</u>			
Outlet Baffle	<u>**</u>			

5 Outlet Baffle Screened Yes No _____ N/A _____ If yes, baffle cleaned. Yes _____ No
6 Pump Functioning Properly: Yes _____ No _____ N/A If no, explain in Section IV
7 Alarm Functioning Yes _____ No _____ Not Accessible _____ If no, explain in Section IV
8 Float Switches Functioning: Yes _____ No _____ If no, explain in Section IV
9 Draw Down Test (a) _____ Inches/Min (b) _____ Gals/Inch (c) _____ Gals/Minute
10 Timer Yes _____ No _____ If no, record. _____ Gals/Dose If yes, answer a-c
(a) Timer Settings On _____ Off _____ (b) New Settings if Adjustments Made On _____ Off _____ N/A _____
(c) If adjustments made, state reason(s) in Section IV
11 Signs of Ground Water Intrusion into Tanks Yes _____ No If yes, state observations in Section IV

II. RESERVE AREA CHARACTERISTICS

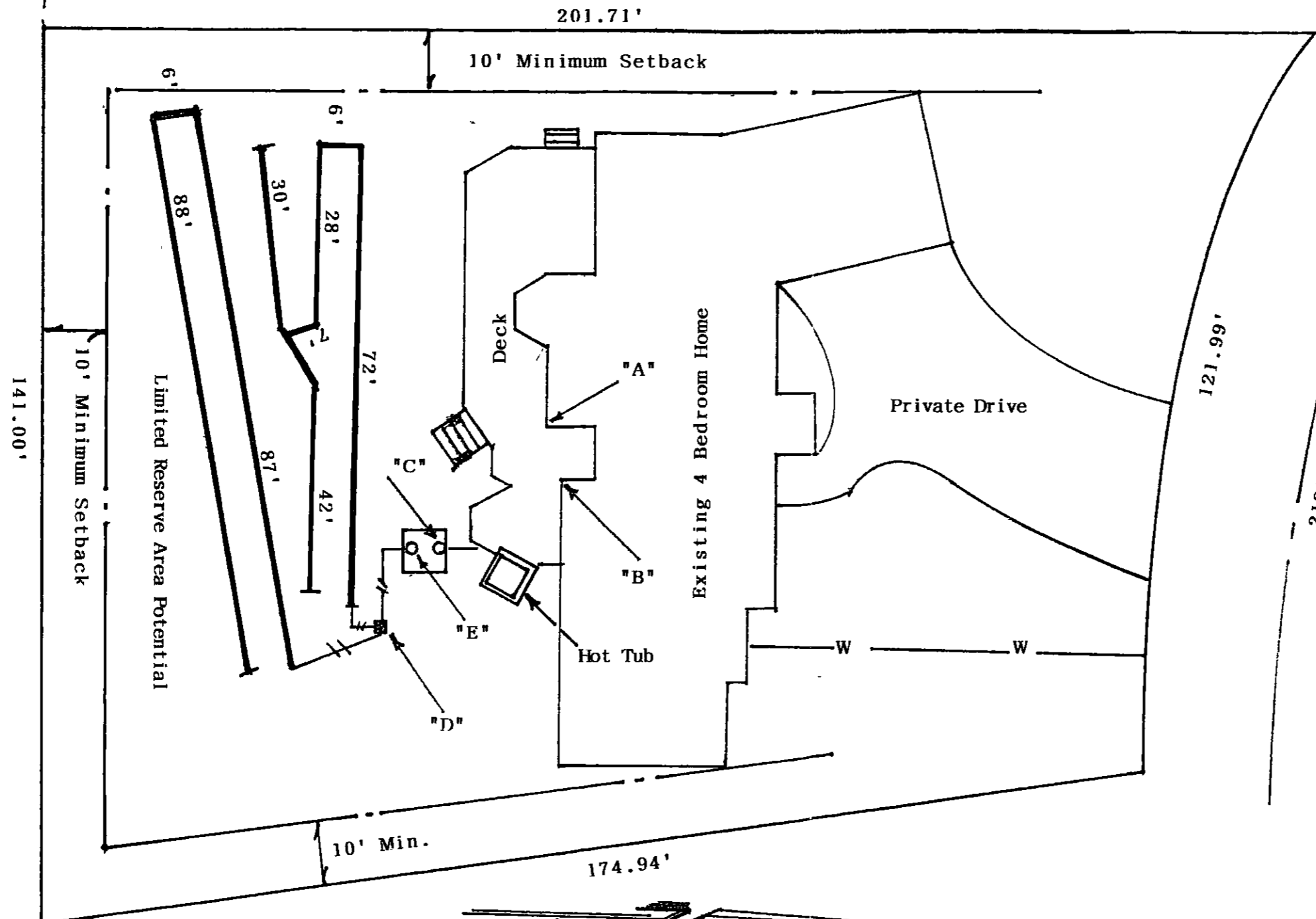
12 Observations Compatible Area Down Slope of Primary System

III. DESCRIBE MAINTENANCE PERFORMED AND PROBLEMS (attach separate sheet if necessary):

Recommend Septic Tank Be Fitted with 24" Diameter Risers & Lids.

OSM, PUMPER OR OWNER SIGNATURE: Tim L. Baumann DATE: May 21, 2011

FOR HEALTH DEPARTMENT USE ONLY.		DATE RECEIVED (MM/DD/YYYY):
Reviewed by	Date	Comments

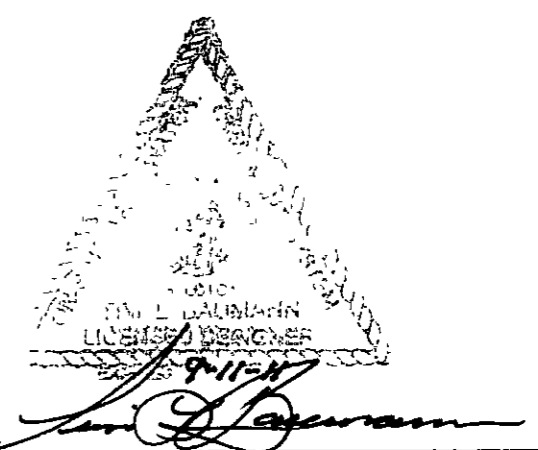


Septic Component Locations

A - C = 23'	B - C = 22'
A - D = 38'	B - D = 36'
A - E = 25'6"	B - E = 26'

LEGEND

- 1000 Gallon Septic Tank
- Distribution Box
- Tightline
- Drainfield ****360 Linear Feet****
- Water Line



Tim L. Baumann
 Washington State
 Licensed Designer 5100106

 Septic Technology Inc.
 425-898-1108
 425-836-4330 FAX



Note: Original As-Built
 Dated 09/16/1987.

ON-SITE SEWAGE DISPOSAL SYSTEM			
SCALE: 1" = 20'	AS-BUILT EXHIBIT	DRAWN BY	TLR
DATE: **9/16/87		REVISED	5/17/11
BEAR CREEK DIVISION III, LOT - 27 Site Address: 13809 - 212th. Drive N.E., Woodinville			
SEPTIC TECHNOLOGY INC.			DRAWING NUMBER
24415 N.E. 19 th . Street, Redmond Wa., 98074			11 - 4814



Environmental Health Division, 14350 SE Eastgate Way, Bellevue, WA 98007, Tel. (206) 477-8050

Inspection Type: PROPERTY SALE - Correction Status: All corrections made

Tax ID: 0624120270

Inspection Date: 03/13/2024

GENERAL SYSTEM TYPE: Gravity

This is not the complete report necessary for a property transfer in King County. Please see the Time of Sale report, with the cover page and system drawing, located under the menu Site Work History, Application History.

Site Address: 13809 212TH DR NE City: KING COUNTY
 Mail Address: 13809 212TH DR NE City: KING COUNTY, WA Zip: _____
 OSM Company: Fresh N Clean Septic OSM Name: Kiril Topalov OSM Tel#: 8883627782

Submitted 03/21/2024 by:

COMMENTS & GENERAL INSPECTION NOTES

Deficiencies Were Noted: Corrections were made to resolve the deficiencies.

Septic tank was pumped at the time of inspection.
 Concrete walkway is over small part of septic tank. If any inlet baffle work is ever required the concrete will have to be cut.
 The distribution box was not located during the inspection. Probe was used. However, stress test was conducted through the outlet baffle.
 Drain field passed 150 gallon stress test in 17 minutes. Water was metered at 9 gpm.
 Septic tank should be pumped every 2-3 years. Effluent filter should be cleaned every 6-12 months.
 This report represents the septic system's performance at the time of inspection. We provide no guarantee for future performance.

GENERAL SITE & SYSTEM CONDITIONS

The General Site and System Conditions were:	Fully Inspected
All Components accessible for maintenance, secure and in good condition:	YES
If a dye test was performed, did the dye surface? (N/A if no dye test)	N/A
Effluent leaking onto the surface of the ground from any component? (If yes, explain in comments)	NO
Improper encroachment (roads, buildings, etc.) onto component(s):	NO
Component settling problems observed:	NO
Subsurface components adequately covered	YES
Period average daily flow (gallons per day)	Unknown
Site maintenance required (e.g. Landscape maintenance) If yes, describe in comments:	NO
Occupant compliance problem (occupant not operating the system properly). If YES, describe in notes:	NO
Structures connected to onsite sewage system occupied. If NO explain in comments:	YES
Alterations made to the OSS (valves adjusted, timer settings modified, ports installed, etc.) (If YES, describe in notes):	NO
Risers and lids secured:	N/A
OSS Working Properly	YES
Pre-failing Signs	NO
Record Drawing Modified	NO
Record Drawing New	NO
All tanks have risers to grade	NO
At the time of this inspection, were any risers or monitoring ports installed?	NO
Upon evaluation of the system were any repairs made? (If yes, please explain in comments)	NO

ONSITE SEWAGE SYSTEM INSPECTION DETAIL

TANK: Septic Tank - 2 Compartment	
This component was:	Fully Inspected
Component appears to be functioning as intended:	YES
Effluent level within operational limits (if NO explain in comments):	YES
All required baffles in place (N/A = No baffles required):	YES
Effluent Filter Cleaned (N/A = Not Present):	YES
Compartment 1 Scum accumulation (Inches, if other specify):	8
Compartment 1 Sludge accumulation (Inches, if other specify):	15
Compartment 2 Scum accumulation (Inches, if other specify):	1
Compartment 2 Sludge accumulation (Inches, if other specify):	11
Pumping needed:	YES
A modification/repair was completed on the component (If yes, provide detail in comments):	YES

Distribution: D-Box		
This component was:	Not Inspected	
Component appears to be functioning as intended:		
A modification/repair was completed on the component (If yes, provide detail in comments):	NO	
Drainfield (disposal): Gravity		
This component was:	Fully Inspected	
Component appears to be functioning as intended:	YES	
Component settling problems observed:	NO	
Surface water, downspouts diverted away from drainfield:	YES	
Load test performed with satisfactory results (N/A = Not Performed):	YES	
Evidence of vehicular traffic or livestock over drainfield:	NO	
Observation ports present and accessible:	N/A	
A method, such as aeration, was used to reduce clogging of the biomat in this component (If yes, provide detail in comments):	NO	
A modification/repair was completed on the component (If yes, provide detail in comments):	NO	