

May 11, 2005

Mr. & Mrs. Harvey & Pam JJ
6511 West Crestview
Snoqualmie, WA 98065

RE: 6511 West Crestview
Snoqualmie, WA 98065

Dear Mr. & Mrs. JJ;

At your request, a visual inspection of the above referenced property was conducted on May 10, 2005. **This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects are not included in this report.** No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

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

SUMMARY REPORT

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

INFORMATION NOTES

The Orientation of the Dwelling

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

Important Information on the Scope of This Inspection

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

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

C. The presence of extensive furnishings, stored personal items, pictures and decorations

limited the scope of the inspection in some areas. For instance, the placement of furniture prevented access to every receptacle or window. We recommend the our purchaser conduct a thorough pre-closing walk-through inspection before the close of escrow.

D. Our inspection of the Exterior and Interior finishes is not intended to be an "architectural punch list" for the builder. We recommend you do a walk through and make notes of those Exterior and Interior finished items that do not meet your expectations and have them corrected.

E. This home was newly constructed, and as such was only in need of minor corrections and attention to finish items. After the "break in" period, conditions may develop which were not apparent at the time of this inspection. Our inspection cannot identify latent defects and/or conditions that may require correction in the future.

Summary Comments About The General Construction Of The Dwelling

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

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

Non-operational, defective, damaged, improperly installed items, safety or health issues, areas with limited viewing for a proper inspection, expensive and components that do not serve their intended function (**Significant Defects**) or (**Action Items Now**) are listed here in this section. Builder's may be required to make repairs by some real estate contracts and warranties. Each of these items will likely require further evaluation and repair by licensed contractors or specialists who built the home.

BUILDING EXTERIOR

The Foundation As Viewed From The Exterior

Condition

1. The wall steel rebar for seismic upgrades are exposed on the Rear Side foundation wall. This is a common condition and we recommend that they be covered and sealed with a concrete patching material to help prevent exposure or possible deterioration.

Manufactured Siding

Condition

2. Several holes or deflections through the surface of the siding material were not properly caulked, sealed and painted. These were caused by "over-driving" or counter-sinking" the nail fasteners into the siding material. *SUGGESTION*: Caulking and painting of all nail heads and surface breaks that have broken through the siding surfaces is recommended to meet industry installation standards.

A. Open joints were observed under all three back-draft dampers.

SUGGESTION: Open joints should be caulked, sealed and painted. This will help prevent pest intrusion under the open gaps. This was observed on the Lower Left Side.

B. Gaps or holes were observed in the siding around the Right Side cable wire penetrations, a unused hole at the Rear Side of the Family Room, a unused hole adjacent to the Left Side Entry downspout and around the hot water heater T/P discharge pipe on the Lower Left Side.

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

C. Sections of the siding were damaged from its installation and poorly repaired or not repaired properly.

SUGGESTION: We recommend proper repairs or removal and re-installation to industry standards. This was observed on the Rear Side of the Family Room, Left Side of the Entry, Rear Side above the Garage receptacle and adjacent to the Rear Side Garage access door concrete slab.

Masonry/Veneer Covering

Condition

3. The masonry covering has open joints or voids at the Left and Right Sides of the Garage door wood jamb trim intersection. It is recommended that these open joint be properly sealed with additional mortar to help deny insect or moisture penetration through the open voids.

Exterior Doors

Screen Doors

4. The Rear screen door is lacking a locking strike to allow the screen door to be locked in the closed position. Installing this missing hardware is recommended to allow the door to be latched closed.

Gutter Downspouts

Condition

5. The downspout is missing a fastening screw.

SUGGESTION: The downspout should be fully secured as needed to maintain its normal function. This condition was observed on the Left Rear Corner.

Eaves and Soffits

Condition Perimeter Vents/Screens

6. The eaves and/or soffits are the areas the overhang the roof's edge. There are small open gaps under the soffit vent blocks or at the rafter tail butt end connections that are large enough to allow insects to enter the Attic or soffit areas.

SUGGESTION: We recommend that all open gaps be covered with additional caulking and paint where necessary. This condition was observed on the Several Sides of the house.

A. The eaves and/or soffits are the areas the overhang the roof's edge. There are larger open gaps at the soffit vent blocks or eave corners that are large enough to allow birds, insects and/or rodents to enter the Attic.

SUGGESTION: We recommend that all gaps be covered with additional wood trim, wire mesh screen or proper fitting soffit blocks where necessary to seal the openings. This condition was observed on Several Sides. See the Left and Front Sides of the Front Porch, under the Left Side eave corner of the Den, Left Side above the Garage door, Upper Corner of the Right Side Front Bedroom and the Upper Rear Right Bedroom Corner.

B. Several of the Attic soffit vents were obstructed by insulation batts blocking the air flow.

SUGGESTION: All of the vents should be examined and cleared if possible to ensure proper ventilation of the soffit vents. This condition was observed on the Both Sides of the Den, but repair is unlikely due to the lack of an Attic access over this area.

Exterior Plumbing

Hose Bibs Condition

7. The hose bib was leaking when pressure tested.

SUGGESTION: The leak from the hose bib should be stopped. Often, this can be accomplished by replacing the washer or tightening the packing nut. This condition was observed on the Rear Side.

ROOF

Composition Shingles

Condition

8. The roof surface has torn shingles over the Front Entry Porch, above the Garage gutter, and adjacent to the Upper Rear Side plumbing vent. It is recommended that these torn shingles be repaired or replaced as necessary to prevent further possible damage to the adjacent areas or future leakage.

A. The rafter tail ends are exposed and have not been provided with shingles or a protective flashing to prevent moisture deterioration. Installing addition shingles to cover the top of the exposed rafter tail materials is suggested as per the remainder of the roof installation. This was observed on the Right Side of the Den and the Right Side of the Garage.

B. A poor shingle installation on the Right Side of the Den above the rafter tail end was observed. Its proper installation is suggested for an improved appearance and function.

C. The fasteners used to secure the scaffolding when the wall siding materials were installed has several shingles that were damaged when the scaffolding was removed and the holes were not sealed.

SUGGESTION: The exposed fastener holes should be sealed where needed with an approved caulking or mastic sealant to help prevent future leakage. See the Upper Right Side Middle section above the gutter, Right Rear Corner Bedroom, Right Rear Corner over the Master Bathroom, Left Rear Corner over the Master Bedroom and the Left Side above the Hallway Bathroom that will need corrections.

Sidewall Flashings

9. Sections of the sidewall flashings are loose on the Rear Side over the Garage. Repair and securing this loose section is recommended to prevent possible wind driven leakage.

Gutters

Condition

10. The gutters were not draining, because they were improperly sloped to the downspouts.

SUGGESTION: The gutters should be adjusted with the correct slope as needed to the downspouts. If not, frequent cleaning and other maintenance will be required. This was observed on Right Side of the Den and at the Upper Front Side Bedroom.

Debris Considerations

11. Construction nails, staples, shingles and/or other debris was observed on the roof surface and gutters.

SUGGESTION: We advise that all remaining construction debris be removed from the roof surface.

HEATING SYSTEM

Electrical Connections

Condition

12. This is a open junction box observed inside the furnace blower compartment. We recommend that this condition be repaired and install the provided cover plate over the open junction box to protect the exposed wires.

Notes On The Air Filter(s)

Condition

13. The filter for the heating plant is dirty. We recommend that it be replaced at this time.

Supply Air Distribution

Condition

14. The plenum corners at the furnace is not adequately sealed.

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

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

Heating Registers

Condition

15. Construction sawdust, nails and other building debris was observed in several of the heating supply ducts. This is a common condition with new construction.

SUGGESTION: We recommend that all of the heating registers be lifted and the ducts be professionally vacuumed cleaned of all remaining construction debris.

A. Open gaps were observed in the subfloor around the Laundry Room, Powder Bathroom, etc. floor registers due to the poor fit of the supply ducts. Sealing these open voids around the duct connection as necessary is recommended to help deny a possible insect and rodent access into the home.

General Comments About The Heating System

General Comments

16. The heating system has not been well maintained and is dirty from the construction time period.

SUGGESTION: We recommend that a qualified contractor be retained to service and clean the system prior to closing.

INTERIOR

Overall Commentary On The Surfaces

17. Cracks or nail pops in the drywall surfaces have occurred and is a common condition in newer construction. After being repaired these will often reoccur several months after the repairs have been completed. This is due to seasonal movement of the structure caused by changes in humidity or minor settlement.

SUGGESTION: We advise patching or repair as needed to restore the appearances.

Overall Commentary On The Flooring

Condition

18. Generally the subfloor was in acceptable condition. However, the floors did squeak in some areas and this is a common condition. This condition can be eliminated with additional securing of the subflooring to the floor joists when replacing the carpet or as an upgrade. This should not

be considered a structural defect and can be easily corrected. See Master Bedroom as an example.

A. The floor sloped in the Hallway leading into the Bonus Room. This is usually due to related settlement or it was installed in this manner.

SUGGESTION: We advise monitoring for additional sloping and have a structural engineer with the original general contractor evaluate this condition for possible corrections if it becomes more noticeable in the future.

B. The hardwood floor surfaces have several open gaps at the joint seams in the Nook, etc. This is a common condition with this particular hardwood floor system for settlement and expansion/contraction. Filling the open voids is suggested to help improve appearance and to limit the amount of dirt that can accumulate in the open gaps.

BATHROOM(S)

Components and Drainage

Condition Bathtub

19. The surface was scratched or marred on the bathtub. This was a cosmetic condition, but repair by a tub re-finisher could be necessary for its restoration. This condition was observed in the Master Bathroom.

Shower Heads & Tub Spouts

A. The tub filler spout and/or supply pipe was not secured to the wall.

SUGGESTION: The spout/pipe should be secured and sealed to prevent leakage. This condition was observed in the Upstairs Hallway Bathroom.

Switches

Condition

20. The cover plate for the switch is damaged in the Master Bathroom. This can pose a safety hazard when used. We recommend that the damaged cover plate be replaced.

Bathroom Ventilation

Condition Ventilation

21. The exhaust fan was very noisy or "rattles" and likely not to be used due to the noise.

SUGGESTION: We recommend repair or replacement to return it to a normal operation. This observation was located in the Upstairs Hallway Bathroom.

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

SUGGESTION: The fan should be cleaned to restore its proper operation. This condition was observed in the Upstairs Hallway Bathroom.

Bathroom Doors

Entry Door Hardware

22. The closet entry door would not latch closed properly. It is recommended that it be repaired or adjusted to correct its proper operation. This was observed in the Master Bathroom.

A. The entry door would not latch closed properly. It is recommended that it be repaired or adjusted to correct its proper operation. This was observed in the Upstairs Hallway Bathroom.

Bathroom Floors

Caulking

23. The floor caulking at the bathtub was deteriorated.

SUGGESTION: The caulking should be taken up and cleaned. Applying new caulking is then recommended. This condition was observed in the Upstairs Hallway Bathroom.

Caulking & Grout

Condition Caulking

24. Joint caulking around the bathtub walls was deteriorated.

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

Cabinets/Countertops

Condition Cabinets

25. The corner edge grout is cracked or has minor gaps.

SUGGESTION: We advise new grout be installed and/or gaps filled. This was observed in the Master Bathroom.

A. The countertop tiled edge is considered sharp adjacent to the Master Bathroom bathtub and poses a safety concern. Modification of the tile corner edge is suggested as a preventive measure.

B. Some of the cabinet doors rub together and this is an annoyance in the Powder Bathroom. Adjustments as necessary will be needed for their proper operation.

BEDROOM(S)

UPSTAIRS RIGHT FRONT BEDROOM

Door Hardware

26. The entry door won't latch closed properly. This can be corrected by adjusting the strike plate to allow the proper operation of the door knob.

UPSTAIRS RIGHT REAR BEDROOM

Door Hardware

27. The entry door won't latch closed properly. This can be corrected by adjusting the strike plate to allow the proper operation of the door knob.

KITCHEN

Electrical

Electrical Receptacles

28. One of the receptacles were damaged or loose in their boxes under the sink. Repair is recommended to restore a safe operation.

Doors

Door Hardware

29. The glass slider door doesn't latch the lock properly. Repair or adjustments is recommended to restore its proper operation.

Cabinets/Counters

Condition

30. Some of the cabinet doors are warped. Replacement is usually the only repair of this

condition. We suggest that all of the doors be inspected for this condition and replaced as necessary.

A. The island countertop tiled edge corners are considered sharp and poses a safety concern. Modification of the tiled corner edges is suggested as a preventive measure.

B. Some of the cabinet doors rub together and this is an annoyance in the this area. Adjustments as necessary will be needed for their proper operation.

C. The grout for the backsplash is cracked or has gaps adjacent to the desk area.
SUGGESTION: We advise new grout be installed and/or gaps filled to as necessary for a appearance improvement.

ROOM(S)

ENTRY AREA

Door Hardware

31. The entry door dead bolt won't latch closed properly. This can be corrected by adjusting the strike plate to allow the proper operation of the door lock.

A. The closet door stop hardware was missing. This protects the door and wall from impact damage. Its hinge mounted placement is recommended to correct this condition.

Windows

32. The lock mechanism for the window in this room is in need of repair and the window is difficult to latch closed.

SUGGESTION: We recommend adjustments to the window or hardware as needed.

LAUNDRY ROOM

Condition

33. Some of the cabinet doors rub together and this is an annoyance in this area. Adjustments as necessary will be needed for their proper operation.

A. Some of the cabinet doors are warped. Replacement is usually the only repair of this condition. We suggest that all of the doors be inspected for this condition and replaced as necessary.

DINING ROOM

Cabinet

34. The Left Side drawer hits the countertop edge when operated. Adjustments are needed for its proper operation of the drawer.

LIVING ROOM

Electrical Receptacles

35. One of the receptacles were loose in their boxes or wall below a window. Repair is recommended to improve a safer operation.

ATTIC

Attic Access Entry Area

Location

36. The Attic had a space between the ceiling and the roof over the Den and Rear Side of the Garage. There were no accesses and they were inaccessible for inspection. We recommend

that additional access hatches be installed and the areas be inspected as needed.

A. The Attic had a space between the ceiling and the roof over the Right Front Bedroom. There was no easy access into this area and it was inaccessible for a physical inspection due to the high amounts of insulation applied and the small opening in the roof deck sheathing. We recommend that an access hatch be installed in the ceiling or the current opening in the roof deck sheathing be made larger to allow the area be accessed and inspected.

Attic Ventilation

Condition Vents

37. Attic ventilation provided by eave/soffit vents only, was marginally acceptable over the Front Side Den and the Rear Side of the Garage. This should be improved for an improved overall performance. The temperature in an Attic can rise to a very high level on a hot day, sometimes causing discomfort in the living area and always potentially damaging elements of the roof surface or structure from overheating. Installing additional continuous ridge venting over the Den and a box vent over the Garage Attic is recommended to help improve ventilation.

CRAWL SPACE

Hold downs

Definition

38. Hold downs (strong-ties) are structural hardware connections that tie the support posts to the independent piers or footings. They strengthen the structure and allow it to resist lateral force and uplifting in the event of seismic activity.

Condition

The hold down brackets or straps were missing on two post positioned under the furnace on the footings, the post positioned under the Living Room on the edge of the pier and the Hallway between the Living Room and Dining Room. This may affect the stability during an earthquake.

SUGGESTION: We recommend that they be installed as necessary to ensure their proper security at their base connections.

Posts

Condition

39. Support posts are undersized with open gaps between the posts and beams under the Main Hallway at several connections.

SUGGESTION: We advise the installation of proper sized wood shims at the open gaps in accordance with industry standards to correct this condition and to provide full support. A close inspection of each post to beam connection is warranted and corrections performed as needed.

A. A support post in the Crawl Space has been shimmed excessively and is poorly done under the Hallway adjacent to the Living Room and Dining Room. This is not a proper practice and has allowed settlement to occur with noticeable cracking on the Living Room walls.

SUGGESTION: We recommend removing the shimmed posts and that corrective measures be taken by installing a new proper cut to sized post to correct this condition or to at least add more shims as needed to fill the open gap between the post base and pier connection.

B. A support post is positioned on the edge of concrete pier under the Living Room. This is a poor installation and correction action is warranted to relocate the post onto the pier or create a new form and apply more concrete under the post base to allow adequate load bearing support.

Subflooring

Condition

40. There is a hole or gap in the subflooring under the Kitchen where the gas supply pipe and downdraft duct are installed. This may allow possible pests to enter the Interior or walls.

SUGGESTION: We recommend that this hole be sealed with additional wood or wire mesh screen to eliminate possible rodent entry.

A. There is a hole or gap in the subflooring under the Laundry Room where the clothes dryer duct is installed. This may allow possible pests to enter the Interior or walls.

SUGGESTION: We recommend that this hole be sealed with additional expansive foam or steel wool to help eliminate possible rodent or insect entry.

Crawl Space Ventilation & Screen(s)

Condition Ventilation

41. Ventilation location in the Crawl Space was inadequate according to current trade practices, but no serious adverse conditions were discovered from the lack of ventilation to date.

NOTE: Installation of additional vents should be performed as per industry standards under the Den and Dining Room. This will allow for the needed "cross-flow" ventilation of the entire area.

Mechanical Vents and Ducts

42. The Kitchen vent duct is not fully insulated to its back-draft damper as usually required.

SUGGESTION: The Kitchen vent duct should be completely insulated as per industry standards.

Dryer Vent

Condition Dryer Duct

43. The dryer vent duct is not properly insulated where it exits the subfloor as usually required or observed in newer construction and is dripping condensation into the area.

SUGGESTION: The dryer vent duct should be completely insulated to maintain its proper operation and eliminate condensation leakage.

Vapor Barrier

Vapor Information

44. An adequate vapor barrier will create a dry air space between the damp soil and the subfloor framing, which will limit the amount of moisture that is able to rise into the subfloor framing.

Condition

The soil was not completely covered by a vapor barrier and exposed soil was observed at areas under the Laundry Room,

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

Interior Water Supply Piping

Condition

45. The exposed and accessible supply piping in this area was missing a section of insulated under the hot water heater. It is recommended that this exposed section of the supply pipe be protected with insulation to prevent possible damage from freezing during colder weather.

Drain And Waste Lines

Condition

46. A drain pipe is missing its cleanout cap under the Kitchen where routed from the Master Bathroom.

SUGGESTION: We recommend to correct this condition and to install the appropriate cleanout cap as required.

Wiring

47. Wires were in contact with the ground, which are exposed to damage under the Kitchen Nook.

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

Heating Air Distribution Ducts

Condition

48. The plastic that covers the supply duct insulation is torn where routed to the Den. This may allow heated air to seep out and into the Crawl Space area.

SUGGESTION: We advise tapping and sealing all small tears in the plastic around the supply duct to prevent heat loss.

Floor Insulation

Condition

49. The floors in the Crawl Space are not fully insulated under the Right Rear Corner of the staircase, adjacent to the Dining Room heating supply duct floor register and under the Kitchen sink drain, exposing the plumbing lines. We recommend that the subfloor be fully insulated as required.

Pest Control Issues In The Crawl Space

Condition

50. Scrap wood debris was left on the soil inside the Crawl Space area under the Den. Cellulose debris can easily harbor wood destroying organisms.

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

ADDITIONAL INFORMATION AND OTHER ADVISORIES

Concerns that in the opinion of the inspector are **worthy of bringing to your attention or are suggested upgrades to improve the dwelling.**

SITE AND GROUNDS

Irrigation System

1. The site/grounds has an irrigation system installed. This system was not tested during our inspection, due to it being beyond the scope of our inspection.

BUILDING EXTERIOR

Pest Control Considerations

Pest Conditions

2. Evidence of small bee/wasp nest were discovered at the Upper Left Side and Upper Front Side under eaves. These were active during our inspection. The nest should be removed when the active season is over or treated and removed.

ROOF

General Comments About The Roof

General Comments

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

PLUMBING SYSTEM

Interior Water Supply

Condition

4. Water supply lines in new construction often contain oils, dirt, solder and other materials. *SUGGESTION:* We recommend sink aerators and shower heads be removed and both hot/cold supply lines be flushed for at least 20 minutes to remove these contaminants.

DOMESTIC HOT WATER HEATER

Installation Standards

Condition

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

INTERIOR

Overall Commentary On The Fireplaces

Condition Blower

6. The direct vent fireplace appliance is lacking a recirculation fan that blows the heated air out of the fireplace and into the adjacent area. We suggest that this be feature be installed as a beneficial upgrade to improve the performance of the fireplace appliance system.

BATHROOM(S)

Lights

7. The light fixture located above the Master Bathroom bathtub is not provided with a sealed light fixture lens as would have been preferred. We recommend as an upgrade that this light fixture be replaced with a approved fixture or sealed lens cover to correct this condition.

ROOM(S)

LAUNDRY ROOM

Floor

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

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

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

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

Please read the entire report carefully.

Sincerely,

Kelly Thompson
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(WA PEST ICN #0255AQ007)