

# Confidential Home Inspection Report

Prepared for: **Concerned Home Buyer**

**Condo Street  
Seattle, WA 98000**

**February 29, 2016**



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

## Inspection Report- Table of Contents

Cover page	1
INSPECTION INFORMATION	3
MAIN STRUCTURE	5
CRAWL SPACE	9
WOOD DESTROYING ORGANISMS (WDO/WDI) and PESTS	12
HEATING/HVAC SYSTEM	14
PLUMBING	16
BATHROOMS	20
ELECTRICAL SYSTEM	21
KITCHEN	25
LAUNDRY	27
INTERIOR	28
ATTIC SPACE	31
ROOF and COMPONENTS	33
EXTERIOR	35
GROUNDS	38
PHOTO GALLERY	40

Report Summary Pages

Pre- Inspection Agreement

ASHI Standards of Practice

## INSPECTION INFORMATION

The purpose of the inspection is to identify significant visible and identifiable defects, problems and/or conditions that may adversely affect the function and integrity of the items, components and systems inspected. An inspection is intended to assist the Customer/Client in the evaluation of the overall condition of the home. The inspection is based on the observation of the visible and apparent condition of the building and its components *at the time of the inspection*. The inspection is of readily accessible areas of the home and is limited to visual observations only.

When an item is reported to "**Appear Serviceable**" it is defined *as capable of being used as it was intended* with no significant visible defects or problems noted. Some "serviceable" items may, however, show signs of wear and tear or age- but should be considered to give generally satisfactory service with the limits of its age and the type of system/component it is. Visible defects, concerns and potential problems are reported during the inspection.

***Life expectancy of a component will not be determined during the inspection.***

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, shrubs, walls, floors, carpet, ceilings, furnishings, siding, insulation, being locked or by design **is not included in this report**. These areas will be deemed as: **inaccessible, no/limited visibility, unable to verify/inspect, not visible** and so on. The inspector may elect not to go into areas that may be deemed unsafe or could cause potential damage to the home or injury (i.e. crawl spaces, attic spaces, the roof, etc.). Every effort will be made to traverse, enter or inspect all components and areas of the home.

The inspection report is based upon the standard of what is typical, standard or average wear for a home of this age, compared to homes of comparable age, style and type. Houses are not considered perfect or without flaw (even new construction). Items reported in the Summary Page(s) may be considered significant concerns, maintenance items, things to be aware of (and budget for replacement) or potential problems in the near and upcoming future. *The Customer* will need to determine which item(s) poses the greatest concern when making the decision to have items repaired, replaced, serviced, etc.

Maintenance and other items may be discussed, but are not part of this inspection. This report is not a compliance inspection, code conformity or certification for past or present building codes, mechanical, plumbing, fire codes and regulations of any kind. Codes will not be discussed or referenced during this visual inspection. The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations.

The report is *not intended to be a warranty or guarantee* of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

### **Follow-up Inspections:**

Follow-up Inspections may need to be performed to determine if the items or areas of concern, during the original Home Inspection, have been repaired, replaced, removed or corrected in a satisfactory and workmanlike manner. Wherever possible, all work requested to be repaired/replaced or corrected, **should be performed by a qualified, licensed professional** in that particular field and warranty provided as needed. Having a Homeowner/Seller repair or correct a defect will probably not provide a warranty for the work.

A written document (Addendum/Amendment) shall be provided to this Company as to what repairs/work are to be re-inspected, *prior to the Follow-up Inspection*. **Sufficient notice is needed to allow the Follow-up Inspection to be worked into the schedule of the Inspector. Please allow 5-7 working days to allow for proper scheduling.**

A **Third-Party Agreement** should be utilized in all transactions of repair/work performed. ***This Company will not take any responsibility of repairs, replacement, corrections performed by other companies or individuals.*** Concealed and hidden repairs cannot be inspected, attempts should be made to inspect items during the repair or renovation stage to determine if these repairs are being completed in a satisfactory manner and that all necessary repairs are being performed. An earnest effort will be made to determine/discover that all the repairs or replacements were made (based upon the requests from the initial inspection). **Follow-up Inspections do not imply warranty or guarantees, implied or expressed.**

**A minimum Fee of \$ 250.00 will be charged for all Follow-up Inspections performed.**

**Customer & Site Information:**

Report File #	022916-1.
WSDA Inspection Control #	10000BE000.
WA State Licensed Home Inspector:	Michael A. Brisbin, ACI- <a href="#">License # 278</a> ASHI Certified Home Inspector WSDA- Structural Pest Inspector # 44353.
Date of Inspection:	February 29, 2016.
Client Name:	Concerned Home Buyer.
Inspection Location:	Condo Street Seattle, WA 98000.

**Climatic Conditions:**

Weather/Temperature and Soils:	Partly Cloudy Approx. Temperature: 40's Soil Conditions: Damp.
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**Building Characteristics:**

Est. Age of House:	Years: 50.
Approximate Size:	Square Footage: 960.
Property Information:	Single Family, Condominium.
Additions/Alterations:	Updating/upgrading.

**Utility Services:**

Water Source:	Public (this was not verified- recommend making an inquiry with the Seller/Homeowner)
Sewage Disposal:	Public (this was not verified- recommend making an inquiry with the Seller/Homeowner)
Utilities Status:	All utilities are on at the time of the inspection.

**General Information:**

House is currently-	Vacant. Staged- furnished with some limitations.
Persons' present at the Inspection:	Buyer(s), Were not able to attend the inspection process, Out of Town at the time of the Inspection; Buyer's agent/representative.
Inspection Start/Finish Times:	9:00 AM- 11:30 PM.
Disclosure Form:	Was not available for review at this time.

## MAIN STRUCTURE

The structural support framing of a house is generally inspected for visual and apparent problems. Because most of the exterior frame is covered with cladding/siding, on the exterior, and wall coverings on the inside, it is usually not possible to inspect these components/areas. Sub-framing can be inspected from the crawl space sub-area, in most cases, or from unfinished basements. The roof framing usually can be inspected from the attic space, if one is available. These areas are inspected for defects in installation practices and alterations/modifications to the structure, damage from wood-decay fungal rot and moisture/insect damage. Determining structural integrity is not part of this visual inspection. Visible or known defects and damage will be referred to professionals who specialize in these fields- general contractors or engineers.

The foundation system has two functions. First, it supports the building structurally by keeping it level, minimizing settling, preventing uplift from forces of frost or expansion soils and resisting horizontal forces such as winds and earthquakes. Second, a foundation system keeps the wooden parts of the building above the ground and away from the organisms and moisture, in the soil, that may destroy wood and cause fungal rot wood-decay. There are three common foundation types: Slab-on-grade, crawl spaces, basements.

Minor cracks are typical in many foundation walls and most do not represent a structural issue/problem. If major cracks are present, along with bowing, this company routinely recommends further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation and house wall. This will help prevent excessive moisture build-up around the house and possibly under it, as well.

All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. This is often visible in the garage flooring, but may also be present under the floor covering of a basement or lower level (Split and Tri-level houses). The cause of the cracks may be from soil type or soils compaction, rapid drying of the concrete slab, minimal or no reinforcing in the concrete. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

### Structure Type:

Multi-Story building.

### Foundation Stem Wall:

Type:

Concrete (solid), Stepped foundation wall- following along the exterior grade. With cripple/pony walls construction; 2x4's used, with plywood bracing on the walls.

Conditions:

Overall Condition- Appears serviceable; No apparent structural defects noted at the time of the inspection.  
Cracking/fractures noted in the foundation stem wall; these do not appear to be significant at the time of the inspection. Typically cracks of this type are associated with curing of the concrete (during the first few years after construction) or normal ground movement. (Note: Crack is visible in the crawl space, but not on the exterior of the wall)

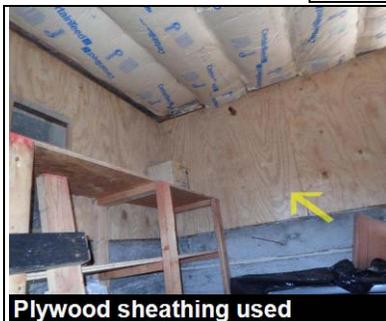


Photo:



Curing crack noted in south wall

**Floor Support:**

Type:	Wood Joists- 2x10's.
Sub-Flooring:	Plywood.
Conditions:	Overall condition- Appears serviceable. No significant problems noted at the time of the inspection. (Sub-floor insulation limits access to all the sub-floor framing)

**Beams/Girders:**

Type/Size:	Solid/Built-up: 4x8's, 4x10's or larger.
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Conditions:	Overall condition- Appears serviceable. No visible evidence of structural issues/problems noted during the inspection. Additional strapping and gusset plates were added to the post and beam connections.
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**Posts/Columns:**

Type/Size:	Solid/Built-up: 4x8's, 4x10's.
Conditions:	Appear serviceable- Overall condition. No visible evidence of significant structural issues/problems noted during the inspection. <i>Watch for soils contact to the base of the wood posts. Maintain clearances between the soils and structural members as needed.</i> Additional posts and reinforcement were added in the sub-floor framing under the center portion of the crawlspace. Evidence of reinforcement to the main structure of the house. (Note: This may have caused some of the uneven flooring noted in the hallway and kitchen)

areas)



Photo:



**Footings/Piers:**

Type Material(s):

Concrete- Pier Pads (Cast-in-place)

Conditions:

Appears Serviceable- Overall condition. No visible evidence of significant structural issues/problems noted during the inspection.

**Bearing Walls:**

Type/Conditions:

2x4 Construction; Overall Condition- Appears Serviceable. Limited access/inspection; these areas may not be completely visible or accessible, verification of these components is limited.

**Roof Framing:**

Type:

Conventional, stick-framed. Open Ridge beam.

Rafter Size(s):

2x6's.

Ceiling Joists:

2x6's.

Sheathing:

Plywood, OSB (Oriented Strand Board)

Conditions:

Overall Condition- Appears Serviceable. No visible defects or concerns noted at the time of the inspection. Limited/No access to the framing due to the style of the home.

Roofs are constructed either with rafters (conventional stick-framed), engineered trusses (most common for newer construction), open beams or some combination of these types and styles. Stick-framed roofs are usually made with dimensional lumber (2x material), but may also use composite/engineered materials. Stick-framed is still used in many cases because it is the most flexible roof framing system. This is often found in complicated roofing systems, vaulted ceiling and low pitched roofing.

Trusses (engineered) are usually of small wood members (usually 2x3, 2x4's or 2x6's) joined in the factory to make a long structural assembly. Trusses can span much farther than stick-framed roofs, leaving large open areas below them or permitting partition walls to be located without consideration of the roof structure above. Trusses go up quickly, usually resulting in a cost saving over stick-framed roofs on simple shaped building. Trusses are designed to use the minimal amount of lumber, span longer distances and provide adequate support to the roof covering. Altering, modifying or damage to the trusses will usually result in inadequately supported framing- this is common to find when new skylights, chimneys or pull-down ladders have been installed in the roof framing. Correcting/repairing trusses should always be done by a qualified, licensed contractor. It is recommended that a truss engineer, or truss designer/manufacture, evaluate and determine the best repair solution for the truss repair.

Basements (lower levels- which are below grade-level) can come in several forms; the completely finished, the completely unfinished and any form in between. The finished basement is considered livable space; finished walls/ceiling (drywall), floor

coverings (carpet, vinyl, tile, laminated materials, etc.), mechanical systems (heat, plumbing, outlets/fixtures, etc.). The unfinished basement may be in the same condition as when the house was built- open walls, framing, exposed plumbing, wiring, heating systems, exposed concrete walls and flooring.

Finished basement may be difficult to completely inspect due to the wall, ceilings and floor coverings. The inspection is usually based on how the basement was finished. Many homeowners will finish the basement themselves- whether they're qualified or not. [Items to be aware of will be recent repairs, patching or painting; newer carpet or floor covering- were these items installed to cover problems?](#) Were electrical outlets/receptacles/fixtures installed properly in the walls and ceilings- the locations installed, the quantity and are they safe? Recommend making inquiries with the Seller/Owner about any recent finish work in the basement.

Unfinished (or partially finished) basements are a little easier to inspect- most of the components are exposed and are more readily accessible for inspection. It may be easier to inspect the foundation walls for cracks and water entry, the floor for water staining; improper wiring or plumbing and heating systems. The main restriction in basements is the amount of storage and personal belongings that may be present during the inspection. Shelving, benches and storage may not allow a complete inspection of the outer walls, floor or framing in some cases. The conditions, visible in the basement, may be quite different when the house is vacant. This company recommends a follow-up inspection of the basement if concerns/problems are present (and become visible) after the basement has been cleared of belongings.

## CRAWL SPACE

The crawl space inspection has several purposes and is considered the most difficult part of the inspection. The inspection of the sub-area consists of several components; the sub-structure framing (joists, beams, posts, sub-flooring, etc.); the floor insulation; dampness/moisture problems and ventilation; wood-destroying insects and wood-decay fungal rot; mechanical systems (plumbing, heating ducts, electrical, etc.); accessibility of the entire sub-area.

The minimum requirement for the crawl space clearances is 18" below all the floor joists and 14" below the structural beams/girders. This provides adequate clearances for ventilation and "workable" space. However, there may be restrictions other than framing. The heat ducts and plumbing pipes (potable water and drain-waste pipes) also play a role in the accessibility of the crawl space. Many crawl spaces will have limited access due to the installation of these components. Other factors, which will limit access into the crawl space, may be excessive water on the floor, fallen floor insulation and excessive animal/rodent activity.

The floor insulation (when installed in the sub-framing) will obstruct the complete inspection of the sub-structure area. ***All areas hidden by floor insulation are excluded from this inspection.*** The majority of the sub-structure area may be excluded from the inspection when insulation is present; removing all the floor insulation, to inspect the framing, is very time consuming and is not part of this inspection. Every effort will be made to inspect areas that may be prone to problems. Exposed areas will be inspected; the inside perimeter of the crawl space, the corners of the crawl space, plumbing/bathroom areas, behind patios, porches, concrete steps and where staining or WDO signage may exist. Where floor insulation is fallen down/hanging, the removal of all fallen/damaged is recommended and an interim inspection should be performed to determine if any additional work is necessary.

### Conditions Observed:

Access Location:	Exterior of the house.
Access Conditions:	Access opening/framing to the sub-structure crawl space, appears serviceable and is functioning as intended.
Accessibility into Sub-Area:	Sub-structure crawl space is reasonably accessible- clearances are ample/adequate at this time, in most areas. Entered the sub-area for a full inspection. The crawl space area is tiered, with retaining walls separating section.
Floor Type:	Dirt/Silt-type soils.
Dampness/Moisture:	Normal/typical dampness and/or moisture noted during the inspection- no significant moisture noted during the inspection process. The lowest area of the crawl space appears to be slightly damper than the upper areas.
Vapor Barrier:	Plastic Vapor Barrier appears serviceable- providing adequate coverage of all the soils in the sub-area as intended. With the notable concerns/issues/exception; - The plastic is worn out and partially damaged in areas due to storage and activities. Recommend installing new <b><i>6 mil., black polyethylene plastic sheeting</i></b> to cover all soils in the crawl space. Overlap plastic at least 12" at all joints; do not run plastic up the base of the wood posts or framing, and secure the plastic with stones/bricks or fasteners to prevent movement.
Ventilation:	Two vent openings for this larger crawl space area; vent opening appear to be slight clogged with debris also. Consider adding more ventilation.
Sub-Floor Insulation:	Sub-floor insulation appears to be improperly installed; Kraft-paper backed sub-floor insulation is exposed; this material is not designed to be left exposed (as noted by most Manufacturer's of the product) and is a potential fire hazard. Recommend removing and replacing the sub-floor insulation with an approved material. Recommend contacting a qualified, licensed insulation specialist about the replacement of the sub-floor insulation.



Should not be left exposed

Conductive Conditions:

The wood steps used in the crawl space area are not pressure-treated lumber and will be prone to rot damage where steps make contact with the soils.  
 One of the mid-level retaining walls does not appear to be pressure-treated lumber and will be prone to rot damage over time.



Wood steps are touching the soils

Photo:



Mid-level retaining wall

The **plastic vapor barrier** is needed throughout the crawl space sub-area to cover all the soils and to control moisture rising from the soils. Despite the appearance of dry soil in the sub-area, soil can produce several quarts of water per day. This moisture rises up through the crawl space and sub-framing, and possibly into the house, walls and attic space. Controlling this relative moisture is critical to the health of the house. The solution is to control the moisture with heavy plastic spread over all the soils, preferably 6 mil., *black polyethylene*. The heavy plastic, laid over the soil, will trap the moisture below the plastic and not allow it to rise into the air. Black plastic is preferred because sunlight will not pass through it, and will also help prevent the growth of molds, fungi and organic growth.

Old, worn/torn and deteriorating plastic may not control moisture as needed and replacement is recommended. **Complete removal the old plastic is highly recommended; laying new plastic over old plastic may trap moisture and water between the layers. Where high moisture conditions in the sub-area are present, proper installation is critical.** The plastic should cover all the exposed soils through the crawl space sub-area; it should be overlapped at least 12", and secured in place with bricks or stones. The plastic should not be installed up to, or on, the base of the wood support posts and structural members, which may allow condensation to trap against the wood framing and cause wood-decay rot damage or insect infestation.

Construction and cellulose/wood debris should always be removed from the sub-area (as required); the presence of cellulose/wood materials is conducive to wood-destroying fungal rot and insect infestations, which may lead to other issues. Cardboard forms, often found around newer concrete footing pads, should be removed where needed (not as critical as wood forms). In some regions of the Puget Sound area, these cardboard forms are prone to subterranean termite infestations, which may lead to infestation in the wood

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framing also.

## WOOD DESTROYING ORGANISMS (WDO/WDI) and PESTS

The definition of a **Wood Destroying Organism/Insect Inspection (WDO/WDI)**: An inspection of a structure for the purpose of determining (i) evidence of infestation(s), (ii) fungal rot damage to the structure, and (iii) conducive conditions which leads to damage to the structure. The WDO/WDI inspection will be performed by a licensed Structural Pest Inspector (SPI), in accordance with the provisions of RCW 15.58.210 and WAC 16-228-2005 through 16-228-2045.

The wood destroying organism inspection report is a written opinion of a qualified Washington State Licensed Structural Pest Inspector based upon what is visible and evident at the time of the inspection. As such, the inspection report does not in any way represent or guarantee the structure to be free from wood destroying organisms or their damage, nor does it represent or guarantee that the total damage or infestation is limited to that disclosed in this report.

The WDO/WDI inspector shall make a thorough inspection of the subject structure to render an opinion of the presence and extent of wood destroying organisms, as well as, those conditions which are conducive to such wood-destroying organisms. **This full Inspection Report** is considered a **Complete Wood Destroying Organism (WDO/WDI) Inspection**. *This WDO/WDI section of the report* will identify what WDO/WDI's were discovered, the general location and how significant the problem may be at the time of the inspection. The Diagram provided (where needed) will also help with locations of concerns.

**The Complete Wood Destroying Organism Inspection report may not be complete without other sections of this full Inspection Report; these other sections of the report may include, but not limited to: the Exterior section, Crawl space section, Plumbing and Bathrooms sections, etc.** The Structural Pest inspector will determine what sections of the report are needed to make a complete WDO Inspection Report.

**To meet the needs of FHA and VA Pest Inspection requests, and to provide a Form 33 for these transactions, a complete and separate Wood Destroying Organism Inspection Report will be needed. All items called out on this WDO Inspection Report shall be corrected/completed prior to issuing the Form 33 report.** Additional time will be needed to complete this separate WDO Inspection Report; if repairs and/or corrections are called for, an additional Re-Inspection\* will also be needed to complete the transaction, and provide all necessary Forms. **\*A Fee of \$250.00 will be charged for all Re-Inspections.**

### Wood-Decay Fungi Rot (WDO)

Findings/Location(s)-

Exterior Deck(s):

Evidence of fungal rot decay/damage to structural components of the exterior deck structure, located at/in (but not limited to): on the fascia boards. Replace damaged wood as needed.

Findings/Location(s)-

Exterior Porch(es):

Evidence of fungal rot decay/damage to structural components of the exterior porch/stairs structure, located at/in (but not limited to): the steps/stairs, railings and structural posts. The 4x spacer between the split posts with fungal rot damage at two locations. The damage, to the wood members/materials noted in the porch/deck, appears to be **moderate**, at the time of the inspection, with possible hidden damage to some areas. Remove and replace all structurally damaged wood materials by wood-destroying fungal rot and excessive moisture. All structurally damaged materials shall be replaced/repaired to a condition equal to adjacent areas where no damage exists. **All damaged wood must be removed.** All new materials shall be of a superior grade. Recommend determining the original cause of the problem and correcting/repairing as needed. Recommend using ground-contact pressure treated lumber, where applicable.



"Wood destroying organisms/insects" means organisms including, but not limited to: Subterranean termites, Dampwood termites, Carpenter ants, Wood-boring beetles of the family Anobiidae (Deathwatch beetles), and Wood-decay fungi (wood rot). Moisture ants also, but these are considered a secondary wood-destroying insect. *Note: Molds/mildew are considered a wood inhabiting*

*organism, that does not cause structural damage, and therefore is not part of a WDO inspection.*

"Conducive conditions" means those conditions which may lead to or enhance an infestation of the wood destroying organisms. Conducive conditions shall include, but not limited to: Inadequate clearances to sub-framing, wood-soil contact, cellulose/wood debris in the sub-area and cardboard forms, vegetation- in direct contact with the exterior, restricted or non-functioning gutter systems, inadequate ventilation in the substructure area, bare/unimproved ground in the sub-area and excessive moisture/water or evidence of seasonal standing water in the sub-area, failed/missing caulk or grout water splash areas, plumbing leaks and other sources that may contribute to damage by WDO's.

Due to the natural habits of the **Carpenter ants** to go dormant during the colder/winter months, Carpenter ants may go undetected if this inspection was performed during their dormant season. We do not assume any responsibility for the Carpenter ant infestations that were not detected during their dormant season.

Structural assessment may be possible, during the inspection, for severely damaged materials. However, structural integrity may not always be possible with minor rot problems or wood-destroying insect damage. It is recommended that a *qualified, licensed contractor* or professional Engineer evaluate damaged building materials, if there is any doubt about the overall condition or structural strength. When in doubt, it is better to *remove and replace all damaged materials* then to leave it behind, to be discovered by the next inspector.

Inaccessible Areas (where applicable): The following areas are considered *inaccessible* for inspection and may not be economically practical to make these areas accessible for inspection. However, these areas may be subject to attack by wood destroying organisms. No opinion is rendered concerning the conditions in these areas and is therefore excluded from the scope of the inspection:

- A) The interiors of hollow walls, and all enclosed spaces, such as between floor and porch/deck and the ceiling or soffit below.
- B) Portions of the sub-floor concealed or made inaccessible by heating systems or ducting or *sub-floor insulation*.
- C) Enclosed bay windows.
- D) Areas beneath wood floors over concrete (sleeper floors).
- E) Areas concealed by built-in cabinets
- F) Areas concealed by floor coverings, such as wall-to-wall carpeting, linoleum/vinyl, ceramic tile, etc.
- G) Areas concealed by built-in appliances; refrigerators, washer/dryers, dishwashers, etc.
- H) Exterior decks concealed by artificial turf, planters, hot tubs, minimal clearances to the ground, etc.

Currently, no opinion is rendered concerning the condition in these areas, at this time, and is specifically excluded from the scope of the inspection:

- A) Areas concealed by interior furnishings and stored items (covering walls and flooring).
- B) Areas concealed by "free standing" appliances such as washer/dryer, refrigerator, dishwasher, freezers, etc.
- C) Areas concealed by heavy vegetation on the exterior of the house.
- D) Areas/rooms which are locked, remain inaccessible and/or prevent access.

Rodent Infestations (where applicable): Rodents are considered a nuisance pest- whether they're rats or mice. They typically do not fall under the same category as wood-destroying insects. These typically need some type of control- whether a home owner or a professional company is contracted. The perfect rodenticide is one which will eliminate, repel, or change the habit of the rodent. Houses and buildings are prone to both rat and mice infestations. Rodents are attracted to easy food sources, living habitats in the crawl space, attic space, wall cavities, garages and storage sheds. Controlling the rodents in the house is only part of the problem, the main concern is attempting to locate how the rodents have entered the house. Common areas to check: Trees, limbs, vines in contact with the roof or gutters; vines running along the house wall or chimney; openings in or damage to foundation vent screens; improperly or inadequately installed crawl space access openings; animal doors cut into exterior doors; foundation drain pipes that open into the crawl space and the list goes on. They may be attracted to an easy food or water source: pockets of water under the house; lakes/ponds, streams or drainage ditches in the surrounding area; fruit trees nearby; feeding animals outdoors (dog food); bird feeders; feeding squirrels; household garbage.

Rats and mice are not effected by fiberglass insulation- in fact, this is one of their favorite nesting materials. That is why sub-floor and attic insulation is often damaged or destroyed and will need replacing in many cases. Other types of insulation will not be effected as much- cellulose and mineral wool materials.

## HEATING/HVAC SYSTEM

The Heating system design may be as simple as a single baseboard heater in each room, or more complicated, such as air distribution systems, heat pumps or hydronic systems (hot water). All systems, however, have four things in common. Each system has a heat producer, oil or gas burners or an electric element, and a heat exchanger- a furnace where air is heated or a boiler where water is heated. A heat distribution system- which may be ducts and registers that circulates air flow, or pipes/tubes and radiators that circulate water. Finally, a control for the system- a thermostat of some type.

**Air distribution systems:** When the thermostat calls for heat, air is warmed by gas, oil or electric burners, electric heating elements (strips) or heat pump coils in the furnace. The blower distributes the heated air throughout the house via a ducting system (ducts and registers). Adjustable dampers in the ducts can regulate the flow of air to different parts of the house and adjustable registers regulate the air flow to particular rooms.

**Water distribution systems (hydronic):** When the thermostat calls for heat, water is warmed in a boiler by gas- or oil-fired burners. The pump distributes the heated water via pipes or tubes to radiators, registers, baseboards or convectors. Systems vary, in series loop- radiators are connected in series; one pipes systems and two pipe systems- the most efficient. Each radiator draws hot water from the supply main and returns it to a return main. The water in the last radiator is almost as warm as the first one. Newer systems commonly use plastic tubes (PEX) to distribute warm water.

### Heating System Description:

Direct heating system:	Baseboards (electric resistance heaters).
Capacity of Unit:	Baseboard heaters are typically rated approximately 250 watts per foot.
Approximate Age:	Original equipment in the living room and second bedroom, newer heater in the first bedroom.

### Heating; Zone Heaters:

Baseboard Operation:	<p>All baseboard heaters appear to be operational/serviceable at time of the inspection. Thermostat(s) appears to be serviceable. Recommend replacing the old thermostats to regulate heat better.</p> <ul style="list-style-type: none"> <li>- Drapes should not be within 12" of the heaters. Correct installation as needed.</li> <li>- See Wiring section of the report also.</li> </ul>
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The **Heat Exchanger\*** is a component of the gas furnace (where applicable) in which combustion occurs. As the heat exchanger wears out, cracks or holes may develop and the combustion gases may mix with the household air. A test for Carbon Monoxide (CO) gas will be made *at the furnace vent pipe*, as well as visible inspection of the flame, burners and the burner compartment, using a Bacharach Monoxer II. The furnace and house may be checked for excessive CO build-up (measured in parts per million). The heat exchanger, in both oil and gas furnaces, is mostly hidden from view; it cannot be completely examined and its condition determined without being disassembled. Gas furnaces with In-shot burners (newer style), closed systems (high efficiency furnaces) and some older models cannot be easily inspected due to the design. Every effort will be made to inspect these systems.

**The inspector is not equipped to inspect the furnace heat exchangers for evidence of cracks or holes, during the visual Home Inspection. This is beyond the scope of this inspection.** Some closed furnaces are designed in such a way that inspection of the heat exchanger is almost impossible.

The inspector can not light pilot lights. Safety devices are not tested by the inspector.

Heat ducts are a common source of the heat loss in the most house. As much as 25% of the heat could be leaking from the heat ducts and registers. This not only is a significant waste of energy, but may be a potential health hazard as well. Leaking ducts in the livable space may not be significant, but loosing heat into the crawl space, sub-area or attic space, could pose serious health issues. Older

gray "duct" tape has been found to deteriorate over time and lose its adhesiveness, and the duct joints would separate and open. Dark staining on duct insulation is an indication of heat loss into the crawl space and is common on most houses older than 10 years. To save energy and limit contamination into the heating system, the ducts should be re-sealed at all the joints and the floor registers attached and sealed at the floor. Recommend removing and replacing all old duct tape with an ASTM approved taping system or sealants. This can be accomplished by the homeowner or a licensed heating contractor.

Limitations of the Heating System Inspection:

Thermostats are not checked for calibration or timed functions. They will be activated during the operation of the heating system. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.

The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.

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

## PLUMBING

Potable water lines (drinking water) and Drain-Waste-Vent pipes are inspected for leaks, installation techniques and non-professional workmanship. Proper sizing of pipes, venting and plumbing codes are not part of this inspection. All underground piping related to water supply, waste, gas or lawn sprinkler system use, are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. *Excluded from this report will be piping that is part of any manufacturer recalls and their conditions.* These pipes will be identified but an overall analysis of their condition should be determined by a professional licensed plumbing contractor.

**Water pressure and water flow for houses;** these two are not always directly related, you may have high water pressure, but low water flow. This is often caused by a constriction in the supply pipes. The constriction is usually a result of mineral deposits built-up inside the pipes (common for aging galvanized pipes) or undersized pipes. A normal water flow in a house should be able to deliver 4 or more gallons per minute. Replacement of older galvanized water pipes may be the only solution for better water flow into houses. The average life span for galvanized potable water pipes is 40-50+ years (average); these will last longer, but restrictions will occur and the potential for leaks increases.

Static water pressure, for most residential houses is typically between 40-60 psi (pounds per square inch) or up to 75 psi. With private/community wells, the pressure may be as low as 30 PSI.

If the water pressure exceeds 80 PSI, on a continuous basis, it is recommended (required by most codes) that a **pressure reducing valve** (PRV) be installed to protect the pipes, fixtures and appliances in the house. With the installation of the PRV valve, an expansion tank should also be installed in the system. With the installation of the pressure reducing valve, the water supply system becomes a "closed" system; as the water heats up, it will expand in the pipes, but the PRV valve will prevent the excessive pressure to push back into the main water line. The pressure reducing valve allows water to expand into the house, putting pressure on the system. The expansion tank with "absorb" the thermal expansion and pressure that builds-up when the water is heated. This is currently required in most new construction and new installations. Water temperature for the potable water supply, in the house, should not exceed 120F (Fahrenheit) degrees. The safe temperature for humans is considered 120F degrees; this temperature should be adequate for cleaning, sanitizing and bathing in the house. When the temperature exceeds 125F it is potentially dangerous, causing scalding and burns, not to mention it is a waste of resources. The water heater tank has to hold and maintain the higher water temperatures, thus wasting fuel. This also causes the tank to wear prematurely. Recommend insulating all exposed water pipes, lines and tubing in the garage and sub-areas of the house to prevent heat loss and freezing.

### Main Water Supply:

Material:

Copper to the Building.

Condition(s):

Water Main Shut-off Valve is located in the laundry room. Valve appears to be Operational (but not tested, testing may cause it to leak).  
Difficult to access at this time.  
Additional shut-off on the wall, above the dryer.



Pressure/Flow:

Static Water pressure (PSI): 60-65; Appears to be adequate (within normal range) at the time of the inspection. Water Flow: Appears to be Average flow for the age of the house.

Potable Water Temperature:

Temperature Settings; Adjust/correct the potable water temperature as needed- standard/acceptable temperature is 120F degrees (most Water Heater Manufacturer's recommend no greater than 125F degrees)

### Water Supply Lines:

Materials (visible): Galvanized steel, Braided stainless steel (usually supplying fixtures in the house). Copper (limited)

Conditions noted: Overall condition- Appears serviceable, with no visible concerns noted. No evidence of active/current leaks detected or significant problems/concerns noted at the time of the inspection. With the notable concerns/issues/exception;  
- Minor leak detected at the fitting under the kitchen sink. Add cap as needed.



### Drain-Waste Lines:

Materials (visible): Cast Iron/Ductile Steel; Copper/brass, Plastic(s); ABS (Black) and PVC/Chrome.



Conditions noted: Overall condition- Appears serviceable. No visible problems detected at this time. No evidence of significant leaks detected or concerns/problems noted at time of the inspection. With the concerns/issues/exception noted during the inspection:  
- Evidence a sewage leak in the main drain-waste pipe on the north side of the building (exterior side yard); probable broken or disconnected drain-waste pipe. Raw sewage detected in the soils around this area. The vegetation in this area would need to be cleared away to determine the exact location. Please refer to the *Sewer Scope report* for information regarding the disconnected sewer pipe.  
Recommend contacting a qualified, licensed plumbing contractor for evaluation and repair/correct as needed.



**Hose Faucet/ Bibb:**

Operation/Condition: Faucet was inoperative at this time, appears to be winterized.

**Water Heater:**

Location: Exterior Laundry room.

Type and Size: Electric appliance, 50 Gallons.

Estimated Age: Years: 9 (2007). Water heater is approaching the end of it's useful life (average life expectancy is approx. 10-12 years). Recommend replacing in the near future. Recommend installing the new water heater with all updated requirements (as they apply); recommend installed with proper/improved earthquake strapping, expansion tank and in a pan, on a foam pad or platform where applicable, for safety.



Water Heater Installation: Overall condition- Appears serviceable; with the installation issues noted.  
 - Temperature & Pressure relief valve (T&P or TPR)- appears to be installed properly in the tank. (Note: This is not tested for operation). The overflow discharge pipe, on the T&P valve, is missing/not installed at this time as required. This discharge pipe must be installed to provide proper drainage for this relief valve. The discharge pipe should be a 3/4" pipe (hard-drawn copper, galvanized steel or CPVC plastic). The discharge pipe installation should provide unobstructed, gravity flow to the exterior of the building or the floor.  
 - Earthquake/seismic strapping appears to be missing. Recommend installing proper strapping at the upper and lower third of the tank, to secure the tank properly to the wall/frame, using lag screws and secure to the stud walls, to prevent movement. Add wood blocks between the tank and wall to prevent lateral movement also.



General Information: Water heater was installed on wood planks instead of a conventional foam pad.



Plumbing Maintenance for the Home:

- Always remove garden hoses from the hose bibb /spigot (sillcock) when not in use; this is most critical during colder, winter months when the pipes are prone to freeze. Leaving the hoses attached may freeze the water in the hose and has the potential to freeze water in the spigots and water pipes also (even if it's frost-proof sillcock).

Newer hose bibbs come with an anti-siphon device built-in to the spigot, but older models do not, and may allow water from the hose to be pulled back into the house drinking water. Older hose bibbs should be upgraded or replaced where possible to prevent cross-contamination

- Recommend insulating all potable water pipes and lines in the house, garage and/or crawl space areas. This will conserve energy and protect pipes/lines from freezing in colder weather.

- Recommend turning down the water temperature at the water heater to vacation mode (approximately <100F degrees) during extended leaves or vacations to prevent wasting hot water. Upon returning from the vacation you should turn the water temperature back to high (130-140F+ degrees) for a short period, to kill off any bacteria that may be in the tank. The standard potable water temperature should be set at approximately 120F degrees to protect against scalding and burns.

Note: Anti-scalding (tempering) devices are being installed in many new homes, with the intent to keep the temperature in the water heater tank high, to kill bacteria, but maintaining a reasonable temperature at the faucets and supply lines. Tankless water heaters do not have this issue, because there is no standing water in the system.

- Many water heater manufacturer's will recommend draining the tank once a year to keep it clear of sediment and debris. This is probably a good idea, but only if this has been completed annually, since the tank was new. Starting this draining maintenance after the water heater has been used for a number of years, may cause damage to the tank and significant leaks.

## BATHROOMS

The inspection of the bathroom is to check the main components; the toilet, sink and cabinets, shower and/or tub surrounds, flooring, ventilation and electrical components (noted in the Electrical section). The most significant concern in most bathrooms is moisture-related damage. Damage may occur in the tub or shower surrounds and/or in the flooring. These areas will be inspected for past and current concerns/problems or potential problems- leading to damage.

Caulking and sealing all the edges and openings, of the tub/shower surround (and door assembly, if it applies), will help control water intrusion and potential for damage.

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water-tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause moisture damage. Often, recommendations are made to *prevent* problems from occurring. This may as simple as replacing existing caulking or regrout. But, it may include replacement of existing floor covering, tub surround materials or repairing fixtures.

Ventilation is essential in the bathroom. Without proper ventilation, discoloring and molds/mildews will form on the walls and ceilings; wallboard fasteners may rust and discolor the walls/ceilings over time. Windows are used for ventilation and are commonly found in older houses (usually in bathrooms on the outer portion of the house), but may not be readily used during colder weather. Exhaust fans are the best solution for ventilation. Quality exhaust fans are powerful *and* quiet, and are more readily used than windows. Consider installing fans in all bathrooms and replace all noisy fans.

### BATH #1:

Location:	Hallway.
Type:	Full- Tub & Shower surround combination.
Tub/Shower Enclosure:	Tile- Ceramic/Porcelain/Stone.
Enclosure Conditions:	Overall condition of the tub/shower enclosure appears serviceable. - Vinyl strips used at the tile surround/tub line, instead of conventional grout and caulking. Maintain vinyl strips or replace as needed.



Tub/Shower Plumbing Fixtures:	Appears serviceable- fixtures were operational/functional when tested. Tub spout appears to be serviceable. Shower head appears serviceable/operational. Drain appears serviceable- visual inspection only, with limited testing.
Condition of Toilet:	Appears serviceable and operates/functions as intended.
Bathroom components:	Overall the sink/component conditions- Appear serviceable. Counters/cabinets appear serviceable. Drain line appears serviceable at this time.
Ventilation:	Exhaust fan- Appears serviceable (operated when tested).
Floor Covering(s):	Tile- Ceramic/Porcelain/Stone.
Flooring Condition(s):	Overall Condition- Appears Serviceable.

## ELECTRICAL SYSTEM

**Electrical Inspections-** Any electrical repairs or corrections attempted by anyone, other than a qualified, licensed Electrical contractor, should be approached with caution. Repairs and/or corrections should always be completed by a qualified, licensed electrical contractor (or Handyman), for safety reasons. Licensed electricians will guarantee that the repairs made are completed to current safety and industry standards, and electrical codes.

Please note that every outlet/receptacle in the house cannot be tested or checked during the inspection due to: time restraints and/or personal belongings, which may block access and be present in the house during the inspection. If defects or problems are noted during the inspection, careful attention will be placed on the outlets and any safety problems they may pose. Light fixtures are now commonly referred to as "luminaires", so as not to confuse them with plumbing "fixtures".

The minimum required electrical service for a single-family residence is 100-amps. This is often found in older homes where the service has not been upgraded. The round meter base (or "A" base) is often an indicator of older/original services- despite the newer panel boxes which may be installed in the home. Upgrading the service conductor is as important as a new panel box.

**Recommend changing out the smoke detectors in the house (not just the batteries) every 10 years; most ionization smoke detectors will not adequately function past this point, and may not detect smoke and fires at all. Recommend replacing with a new Photoelectric smoke detector(s)- which is less likely to nuisance trip.**

As of the 2009 Electrical Code cycle (2009 IRC), CO detectors are required in all new construction homes; the installation began in 2011, as cities and counties adopted the new rules. Houses with fuel-fired appliances or with a garage attached to the house, require at least one detector outside the sleeping areas of the house; for one-story houses this would mean the main hallway, for multi-level houses it may mean one on each level of the house. If the house has no gas appliances of any type and there is no garage attached, there will probably not be a CO detector installed. WA State requirement (as of April 2012) went one step further and require CO detectors in all houses, condos, Manufactured homes, etc., regardless of the gas appliances or the garage installation.

### Electrical Service:

Service Drop:

Underground cable; buried from the pole/vault to the meter. Overall condition- Appears serviceable at the time of the inspection.

Service Grounding:

Inspection Limitations- Components were not visible or located- unable to verify/confirm service grounding at the time of the inspection.

### Main Electrical Panel:

Main Panel

Location/Condition:

Bedroom; Overall condition- Appears serviceable; no significant problems noted with the panel box and cover.

Main Service Conductors:

Size Wire (approx.): 1/0 Aluminum (Stranded wire is considered safe and used in current building practices); Anti-oxidant paste is visible/present (this paste prevents oxidation/corrosion on the aluminum wire conductors).



Service Equipment & Main Disconnect:

Voltage Rating- 120/240 Volts. Amperage Rating- 125 amps. Main service disconnect is present in the panel box.

Overcurrent Protection:

Circuit breakers.

Observations/Notes:

Panel Appears Serviceable- No significant problems noted at time of the inspection. With the notable exceptions/issues or concerns;  
 - **Aluminum branch wiring (#10 and/or #12) noted at circuit breakers and/or neutral and ground bus.** This appears to be the wall heater circuits. Recommend that all aluminum wiring be checked by a qualified, licensed electrical contractor familiar with aluminum wiring installations and practices. Recommend further evaluation of all the connections made in the panel box. Recommend adding anti-oxidant paste to the wire connections and breakers, using the appropriate pressure when re-installing these wires. Recommend checking all wiring connections in the house (electric wall heaters) as well, and use the proper and approved connectors (COPALUM or UL-approved equivalent).



Aluminum wiring noted

Photo:



**Wiring/Conductors:**

Wiring Overview:

Wiring methods/types noted or visible during the inspection; Thermoplastic-sheathed wiring (trade name- Romex). Conduit (solid metal or plastic).  
 Overall Condition- Appears serviceable; No significant problems with the wiring observed during the inspection. with the concerns/issues noted during inspection. Recommend further evaluation and corrections are recommended.  
 - Aluminum solid conductors/wires are present in the house (as noted in the panel box). This branch aluminum wiring (#12 or #10), when used for general lighting circuits, appliances or electric heaters, can be hazardous because of its tendency to oxidize (corrode) and its incompatibility with fittings designed for other metals (copper) used in the electrical system. Improper connections can cause electrical resistance, which may in turn cause overheating and fires. These single strand aluminum wire conductors, were used in many houses built between 1965 and 1978 (or later). Warning signs of unsafe aluminum wiring include: unusually warm or warped outlet and switch cover plates, smoke or sparks coming from outlets or switches, strange odors in the area of outlets and switches, periodic flickering of lights, or untraceable problems with plug-in lights and appliances. The use of anti-oxidant paste on all exposed portions of aluminum wiring is also recommended as a precaution.  
 A qualified, licensed electrical contractor should be called in to make an evaluation of the system and to make repairs/modifications to the aluminum wiring, as needed, to insure future safety. The current standards require that 15 and 20 amp aluminum wire circuits may have direct

connections to switches and receptacles, only if they are labeled "CO/ALR". These special devices have screw posts designed for superior retention and compatibility with aluminum.

Conditions:

Overall wiring practices appear to be serviceable/operational.

- Aluminum wiring at the baseboard heaters (#10 aluminum), with copper/aluminum splices in the panel box and at the baseboard issues. If the aluminum wiring has been pigtailed with copper at the receptacles/switches, using standard wire nuts, they would need to be corrected using an approved method (Copalum or AlumiConn connectors, or other approved connectors). Circuit breakers rated for aluminum must have a label stating "Cu/Al" visibly marked and an anti-oxidant compound installed at the connections. **Recommend contacting a qualified, licensed electrical contractor familiar with aluminum wiring and repair techniques, for evaluations of the electrician circuits and the use of approved corrections methods. Make all necessary corrections, modifications and repairs as needed for safety.**
- Bushings are missing where the wiring enters the back of the baseboard heaters, located in the second bedroom and living room heaters, possibly more. Check wiring installation and correct as needed.



Photo:



### Switches/Receptacles/Fixtures:

Conditions noted:

A representative sampling of switches and receptacles/outlets were tested. As a whole, receptacles/outlets and switches throughout the house, appear to be in serviceable condition. Fixtures appear to be in overall serviceable condition.

- Dimmer switch installed with the CFL bulbs in the second bedroom. Correct installation as needed.

### Ground Fault Circuit Interrupters (GFCI):

GFCI's protected locations:

Kitchen- countertop. Main Bathroom.

Operation/Condition(s):

The installed Ground Fault Circuit Interrupter(s) appears to be serviceable/operational when tested.

Recommended GFCI  
installation locations:

Exterior (*all locations*)



### Smoke Detector(s):

Location(s) and Type(s):

Hallway. Battery only (recommend improving where possible).

Condition:

Appear to be operational/functional (but were not tested at this time)- All areas where detectors are installed.

### Carbon Monoxide Detectors:

Type/Location:

Battery only, Main Hallway.

Condition:

Appears functional/operational, but was not tested.

Knob-n-Tube wiring (*where applicable*; circa. 1950 and earlier homes) is the earliest form of residential wiring. This was named for the ceramic insulators used to secure the wires to the wood framing (knobs on the wood, tubes through the wood). This rubber or cloth-wrapped wiring system has separate hot and neutral wires, running parallel in the framing.

Knob-n-tube wiring is not considered inherently unsafe, but it is considered substandard for several reasons: it lacks grounding; it typically does not include a sufficient numbers of circuits for contemporary use; and burial beneath the attic insulation can cause overheating of the wires. Upgrading is generally not mandatory, but it is advised where the system may be over used- such at the kitchen outlets, appliances, bathrooms and garages. Upgrading is also recommended where electronic equipment is being used; computers, TV/Media, stereo systems and other sensitive equipment.

Two-prong outlets (not equipped with grounding), located in older homes, may be associated with knob-n-tube wiring. This is considered obsolete, but replacement in most areas is not required. However, where electronic equipment, computers and appliances are installed, grounded outlets are strongly advised, as they are needed for proper function of surge suppressors.

Altering, modifying and splices into the Knob-n-Tube wiring, and also burying the Knob-n-tube wiring in the attic insulation, can be a potential hazard and some of the most common problems and concerns with this style of wiring. Any modification to this wiring should be completed by a qualified, licensed electrical contractor. Recommend consulting with your Homeowners Insurance company about having this type of wiring in the house.

Fuse boxes, with multiple sub-panel boxes, is typically an indication of a over-extended and outdated electrical service. This usually is an indication that the service needs to be replaced and upgraded. The replacement may include the electrical mast, meter and panel box. This should always be evaluated by a licensed electrical contractor to determine what is needed. Recommend increasing the service panel to meet the needs of the existing house and future needs.

## KITCHEN

The kitchen is one of the most used rooms in the house. There are several components that are inspected in the kitchen; besides the appliances, there are plumbing, electrical and mechanical systems to be inspected, the counters/cabinets and general interior components.

Countertops and cabinets are usually inspected for wear and tear. There is a potential for water-related damage to the countertops around the sink and the cabinet compartment under the sink. The cabinet compartments under the sink is closely inspected for plumbing, electrical and mechanical problems. The most common problems under sinks are poor plumbing installations and poorly installed wiring to disposals and switches/outlets.

Countertops are prone to damage if all the edges are not sealed properly. The sink may not be sealed at the countertop, the backsplash may not be caulked along the edge. If the countertop is ceramic tile with grout, has it been sealed properly? All new tile and grout should be sealed as soon as possible to prevent moisture penetration. In new construction houses, the tile and grout countertops and floors, are not sealed by the Builder.

The electrical system, in the kitchen, is a key issue also. The kitchen is supposed to have two appliance circuits along the countertops, and the appliances have their own separate circuits. However, this only applies to newer homes; older homes may only have one circuit for the entire kitchen. Older houses were not designed for dishwashers, disposals, microwaves, etc. This may mean upgrading the electrical in the kitchen, to avoid overloading the circuit(s). If the kitchen has 2-prong (ungrounded receptacles) this should be the first upgrade. These receptacles are not equipped for modern, grounded appliances and could be a potential hazard.

### Interior Components:

Countertops:	Laminate; Overall condition- Appears Serviceable. Appears to be functional/useable, with no apparent significant defects.
Cabinets:	Overall Condition- Appear serviceable. Appear to be functional/operational- as intended. With the concerns/issues noted; - Loose cabinet between the Range and Refrigerator. Recommend re-securing for safety reasons.
Flooring:	Tile/Stone. Overall Condition- Appears serviceable.

### Kitchen Sink(s):

Type & Condition(s):	Stainless Steel; Overall condition- appears serviceable. Appears to be functioning as intended.
Hardware conditions:	Faucet appears operation/serviceable at this time. Sprayer appears serviceable/operational as intended. Drain line/system appears to be serviceable and functional at this time.



### Dishwasher:

Condition:	Appears serviceable. Dishwasher was operated during the inspection and appears to be functional/operational. An air gap is not provided in the dishwasher drain line. A high loop was installed in the drain line, located under the sink, to prevent drainage back into the appliance (accepted practice by current standards) Recommend supporting the drain hose using the proper strapping, and clamp the hose to the sink drain fitting to prevent leaks also.
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**Range/Oven:**

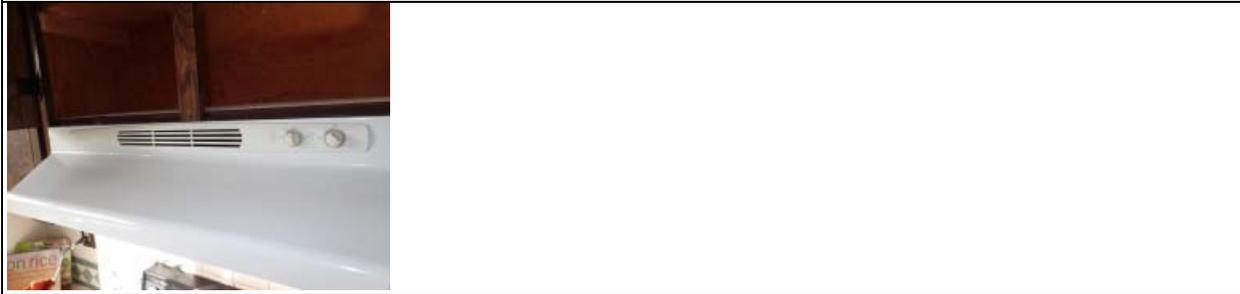
Type/Condition:

Electric appliance; Appears serviceable, and appears to be operating/functioning as intended. The oven and broiler elements appear to be operational. (Note: These are not tested for accuracy). The burners appears to be operational. (Note: These were not tested for accuracy).

**Ventilation:**

Type/Condition:

Exhaust Hood/Fan system- Appears operational/functional and appears to be operating as intended. **Re-circulating fan system- vents back into the room** (via a charcoal filter).



**Refrigerator:**

Condition:

Appears serviceable- limited inspection of this component. Temperature settings noted; Fridge: 44 F degrees. Freezer: 22 F degrees. Adjust temperatures lower as needed.

No opinion is offered as to the adequacy of dishwasher operation. Dishwashers will be operated, when possible, during the inspection process. These are typically checked for leaks and damage. Portable dishwashers are typically not inspected (as they require a special connection to facilitate testing) because they are considered personal items- not "built-in" appliances. Recommend having the Seller demonstrate the dishwasher or guarantee their operation. Self or continuous cleaning operations of the oven, clocks, timing devices, lights and thermostat accuracy are *not tested/inspected* during this inspection.

## LAUNDRY

### Laundry Facilities and components

**Laundry appliances are tested only if they are a part of the sale of the property (clothing will not be removed to test system).** Recommend having Homeowner/Seller demonstrate appliances if needed to determine how the plumbing functions. Appliances will not be moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Stackable units, in closets, are often very difficult to evaluate/inspect and most of the components are inaccessible for visual inspections.

**Drain lines and water supply valves serving washing machines are not operated/tested, unless they are part of the sales transaction. Drain lines in older houses (metal) are prone to clog over time and back-up. These may need to be tested or demonstrated by the Homeowner or a written guarantee that this pipe will function properly.**

Water supply valves may be subject to leaking if turned on during the inspection. Electrical receptacles, hoses, exhaust lines, etc. may not be readily accessible for inspection in some instances.

### Laundry Facilities:

Location:	Lower room (exterior)
Plumbing:	Overall plumbing appears serviceable, No visible problems noted. <b>Did not test the water supply valves/lines or drain system for operation at this time.</b> - Water supply lines/valves: mounted on the wall; Appears serviceable, no visible problems noted. - Washer drainage: Drain line (standpipe)- mounted on/through the wall; Appears Serviceable, but was not tested for operation.
Electrical:	No Access to inspect the outlet(s) behind the appliances. Unable to verify components or conditions at this time.
Dryer Exhaust:	Appears to vent properly to the exterior of the room.
Ventilation:	Opening in the sidewall.
Flooring:	Flooring appears serviceable.

## INTERIOR

**Interior Inspections:** This includes, but not limited to, the walls, ceilings, windows, doors and floor coverings. There are limitations for a full inspection of all these components when the house is occupied and/or furnished. Furniture is not moved to inspect hidden areas. Possible need for an additional inspection of the house, prior to closing, to inspect walls, flooring and doors for hidden issues. The problems normally encountered during the interior portion of the inspection are usually cosmetic in nature and will only need minor repairs or adjustments. Occasionally a crack in the wall or ceiling may be symptomatic of structural problems, but this is not common. Water staining is usually tested (when readily accessible) for active moisture conditions. **Recommend inquiring with the Owner/Seller when any recent patching/painting or repairs are noted in the ceiling areas.**

There are often minor problems with interior doors in the house; doors rubbing or not latching properly, hardware missing, holes and damage to the doors. These typically need minor repairs/adjustments and in some cases will require the door to be replaced.

As a general rule, cosmetic deficiencies and discoloring in the carpet are considered normal wear and tear and may not be reported. The Seller/Owner should be consulted for possible allowances to repair or replace as needed. Careful attention should be made during the initial walk-through of the house; wall coverings (pictures/posters, drapes) may be covering water staining, holes and damage. A final "walk-through" is recommended, prior to taking possession of your new home, to determine if there are conditions that were not readily visible due to personal belongings covering the floor/walls, etc.

### Floor Coverings:

Type(s):

Carpet, Tile flooring- ceramic/porcelain/stone.

Conditions:

Overall condition- Appears serviceable, with no significant issues noted.  
 - Tile flooring is not level in all areas (hallway and kitchen), with newer grout in the joints (tile spacing is uneven). Probable evidence of past movement in the building. See Structural section of the report.

### Walls:

Type(s):

Drywall/Gypsum wallboard.

Conditions:

Overall condition- Appears serviceable, with no significant defects or concerns visible at this time. With the exceptions/concerns/issues noted;  
 - Diagonal cracking in the wallboard over the living room slider.  
 - Wallboard is missing in the kitchen (behind the Range). Recommend replacing the wallboard to reduce heat loss, air movement and a connection to the Units below.  
 - Opening in the front entry closet wall; old opening in the siding noted. Possible past animal entry point?

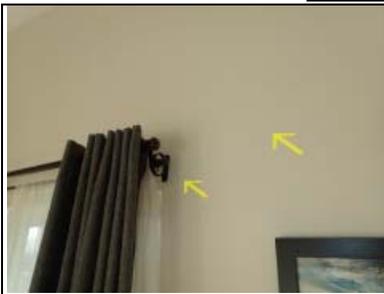


Photo:



Behind the Range

## Ceilings:

Type(s):

Drywall/Gypsum wallboard.

*The ceiling materials\*, noted during the inspection process, may contain Asbestos-type materials; The following materials may have some amount of asbestos and further testing is recommended: \*Textured ("popcorn" or "cottage cheese") ceiling materials. Recommend further testing to determine if asbestos may be present, prior to any removal or renovations.*

Conditions:

Overall condition- Appears serviceable, with no significant defects or concerns visible at this time. Typical/minor cracks noted; Cracking/separation is usually associated with expansion/contraction of the wood framing, or wood shrinkage.

## Doors:

Main Entry Door:

Wood- Solid. Overall condition- Appears serviceable and operating properly. Weatherstripping around door appears serviceable.

Exterior Door:

Located in, the Kitchen; Sliding glass- Vinyl. Overall condition- Appears serviceable.

Located in, the Living room; Sliding glass- Vinyl. Overall condition- Appears serviceable.

Interior Doors:

Overall condition- Appears serviceable/operational.

## Windows:

Frame Material(s):

Vinyl/fiberglass.

Frame Styles:

Fixed, Sliding.

Glazing type:

Double pane.

Conditions:

A representative sampling of windows were tested during the inspection process (as accessibility allows). Windows, as a grouping, are generally operational/serviceable.

Window/door screens, storm windows (interior or exterior) and window awnings are typically *not inspected and are not part of this inspection*. These type items may be considered removable and not a permanent fixtures with the house. They will not be addressed as deficient, defective/damaged or missing. If these items are in need of repair/replacement we recommend you contact the Owner/Seller directly to make requests for repair/replacement.

The condition of the underlayment, under floor coverings (carpet over hardwoods, multiple layers of flooring, etc.), cannot be inspected and is considered inaccessible.

**Asbestos\*** (where applicable): A common concern of many home buyers is whether there is any asbestos in the house, if there is, is it in a condition that would be considered a health hazard? Asbestos is a naturally occurring fibrous mineral found in certain types of rocks. Asbestos fibers are strong, won't burn, resists corrosion, and insulates well. When the fibers are mixed, during processing with a material which binds them together, they can be used in many construction products such as vinyl flooring (backing for sheet vinyl, 9" & 12" resilient tiles and the glue mastic), ceiling acoustic tiles, textured paints or coatings, blown-in insulation (vermiculite), cement board siding products, flexible fabric connections on ductwork, boiler insulation, pipe insulation, roofing materials/mastic and portions of wood-burning stoves, artificial logs and the list goes on. Amounts of asbestos can vary from 1%- 11% and up to 75%.

Asbestos-containing material in the home doesn't necessarily pose a health risk. Asbestos materials become hazardous only when there is damage, disturbance or deterioration over time, they release fibers into the air. Of particular concern is asbestos-containing material that is friable. (Friable material can be crumbled, pulverized or reduced to powder by hand pressure.) As long as the asbestos-containing material is intact, it does not pose a health hazard. Always seek professional advice when dealing with asbestos

materials.

Asbestos has been used in building products for decades; it can be found in houses from the turn of the last century to the late 1980's.

When in doubt, assume there is asbestos. You should always assume it contains asbestos and take the necessary precautions to avoid harm to you and your family. State law requires homeowners to manage and dispose of asbestos materials in certain ways- be sure you know what they are. Recommend contacting the Puget Sound Clean Air Agency for further information and an Asbestos Removal form.

Clean Air Agency, 110 Union St. Suite 500 Seattle, WA 98101-2038; [www.pscleanair.org](http://www.pscleanair.org)

## ATTIC SPACE

The attic area is inspected for damaged, sub-standard and/or altered framing (See Structural section of report); determining the amount and condition/adequacy of the insulation and ventilation. In addition, the plumbing, electrical, mechanical and chimney conditions within the attic space are inspected.

Ventilation is also important in the attic space. Proper and adequate ventilation will allow moisture, that has accumulated in this area, to dissipate and helps to reduce the heat build-up that develops on sunny days. Some of the moisture, generated in the house, may work its way into the attic space. If this area is inadequately vented, the moisture build-up can lead to delaminated roof sheathing, dark staining/molds/mildew and possible wood rot, in extreme cases. Additional roof venting may be called for, during the inspection, due to conditions noted in the attic space. Another factor for moisture in the attic space is ceiling penetrations; fan housing, recessed lighting, light fixtures, ceiling fans, speakers, etc. These openings, if not sealed properly, can leak warm moist air from the house and trap in the attic space

Contributing to the moisture conditions in the attic space are exhaust fans and vents; passing into or through the attic spaces from bathrooms, the kitchen and laundry rooms. Exhaust fans, in the older homes, quite often vented directly into the attic space, with no attempt to terminate them to the exterior of the attic or house. Another common practice is to vent exhaust fans into the soffit area. This practice often leads to moisture problems and damage to the underside of the roof, near the lower edges. It is always recommended that exhaust fans vent through the roof or sidewall (exit to the exterior) using appropriate roof cap or housewall cap vents with back-draft dampers and screens. The ducting used (solid or flex materials) should be sealed at all joints and insulated (if possible). Cheap, flex hoses are not recommended for this use because they are prone to deteriorate over time, they collect condensation and were not designed for this purpose.

Limitations in the attic space may be due to the installation of the insulation- which may affect several factors of the inspection process; deep insulation may prevent access because the framing is not visible and entering may significantly alter or damage the insulation and/or there is a potential to damage the ceiling materials below. The visible layer of insulation may be covering other layers (original materials) which may include asbestos-type materials (vermiculite) and covering mechanical systems and electrical wiring (knob-n-tube). Items and areas which are not readily accessible and visible are exempt from the inspection.

### Attic Conditions:

Access Location(s):

Hallway, Closet.

Accessibility:

Scuttlehole opening (in ceiling). Viewed the attic space from the access opening; the majority of the attic space is readily visible and accessible.

- Opening and framing limit access to the space.
- The weather-strip is missing along the scuttle access opening- recommend installing to prevent heat loss into the attic. And insulate cover as needed.



Overall Conditions:

No significant structural issues/problems noted at the time of the inspection.

Mechanical components/systems in Attic:

The hallway bathroom exhaust fan, vents/terminates near the soffit vent; this is the least effective method of venting (preferred venting is directly through the roof). Recommend installing a dedicated roof vent and re-direct the exhaust vent out of the attic space completely.

Ventilation:

Venting in the attic space appears to be adequate/sufficient at time of the inspection, with no adverse problems noted.

**Insulation/Conditions:**

Type(s):

Fiber/Mineral/Rock-wool (gray or black)

Approx. Depth and R-value:

2-3 inches, R-13 value, (at best)

Conditions:

Overall Condition- Appears serviceable, the insulation appears to be providing adequate and uniform coverage at this time.  
 Recommend adding/improving the insulation in the attic area, to cover all areas and to increase energy efficiency. Recommend adding insulation to provide proper coverage throughout the attic space. Current building standards is R-49 value.



Insulation R-Factors: The effectiveness of insulation is rated by its ability to slow heat transfer, as measured by its R-factor. Because the R-factor varies according to the density and other properties of a material, it is also related to thickness. Typically, the deeper/thicker the insulation, the higher the R-value. In older homes, you may find minimal amounts of insulation, or you may also find multiple layers of different types of insulation, where they were added over the years.

Common types of insulation: Fiberglass, mineral/fiber wool, cellulose fiber, polystyrene, polyisocyanurate foam, fiberboard, vermiculite (contains asbestos), Silvawool (wood-fibers).

Attic spaces should be insulated to minimize heat loss from the house. Most installation practices would have the insulation on the floor of the attic space or on the sidewalls. The amount of insulation depends on the type and when it was applied. The correct installation is essential for maximum benefit of the insulation.

## ROOF and COMPONENTS

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Every effort will be made to determine the condition of the existing roof.

*Standard roof shingles* are available varying degrees of quality, rated for 15-50 years of expected life. Materials are checked for proper installation, degree of wear, physical damage and areas where leakage appears likely. Multiple layers of roofing may shorten the life expectancy. Most newer houses have 30-year laminated asphalt shingle roofing installed.

*Wood shakes and wood shingles* also come in varying degrees of quality, from 15-40 years of duration. Wood shakes have lost popularity for several reasons, fire hazards, lesser quality materials and higher maintenance costs. These roofs' require ongoing maintenance to keep them water-tight. Pressure washing (and air cleaning) and keeping debris off the roof will prolong the life of the roof.

*Low-slope roofing* is often with a minimal (or no) slope and is prone to holding water and leaking. Low slope roofing may be installed with asphalt-impregnated papers installed with hot tar, modified-bitumen single-ply materials (torch-down) or various synthetic products. Concerns are usually based on installation practices, patching/repairs, signs of leakage, weathering and wear.

### Roofing/Components/Venting:

Style:	Gable roof- Triangular end portion of a building from the eaves to the ridge of the roof.
Primary Materials:	Asphalt/fiberglass composition shingles; made with fiberglass/organic felt base that is impregnated with asphalt and covered on the surface with granulated stone (which protects against UV damage and provides the color). Architectural grade; multiple-layer laminated construction shingles. Heavyweight shingles with an average life-span of 25-50 years (depending on the type and thickness).
Accessibility:	Viewed from the roof edge on a ladder- able to move the ladder to several locations, to observe as much of the roof as possible.
Ventilation for the roof:	Vent type(s) installed in the roof; jack/roof cap vents, soffit/eave. Venting appears to be adequate/sufficient at time of the inspection.

### Exposed Flashing:

Types noted:	Metal- galvanized, Neoprene/thermoplastic/flex-flashing.
Overall Conditions:	Overall condition- Appears serviceable, no significant issues noted at this time.

### Roof Layers:

Findings:	Approximate number of layers of roofing materials observed: One layer (visible); this is the preferred installation and will help to achieve the life expectancy of the roofing materials.
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### Overall Condition of the Roof:

Conditions/Findings:	General condition- Appears Serviceable; conditions are based on the age/type and the typical wear of the roofing material. No significant problems or issues noted at the time of the inspection.
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## Gutter System:

Types/Conditions:

Metal gutters; Overall Condition- Appears serviceable. The overall gutter system appears to be controlling the water run-off as needed.  
- Maintain gutters as needed, to prevent damage to the eaves. Debris in the gutters (and holding water)- recommend cleaning the complete gutter system and check for leaks. Recommend detaching the downspout drain pipes when cleaning, so that debris does not drain into the underground drain system.

## Downspouts/Drain pipes:

Type/Conditions:

Metal, Overall condition- Appears serviceable. Appears to be controlling water drainage adequately, as intended.

## Roof drainage control:

Draining system(s) installed:

Open ended- downspouts are discharging at the base of the housewall/foundation on the south side  
Plastic drain line on the north side, is connected to the sanitary sewer system.

Conditions:

The north gutter drain leaks into the sanitary sewer system. Recommend confirming with the City to determine if discharging into the sanitary sewer system is permitted.  
The south drain line discharges under the lower deck area (galvanized pipe drain under the soils). Recommend installing a plastic drain line underground and discharge away from the deck footing base.



Controlling roof drainage is critical to protect the housewall from water/moisture problems and damage, and preventing excessive surface water at the foundation wall. This may be controlled as easy as cleaning the gutter system; replacing all rusted/leaking gutters/downspouts; making sure all connections are water-tight and made appropriately; and that all gutter system components have been installed.

The most effective way to control drainage is to tightline the system- connecting all downspouts to a solid plastic pipe, to move water away from the house (preferably a gravity system). Older systems commonly used concrete (or clay) drain tiles, but these are not as reliable, often clogging, deteriorating/breaking and leaking. The least expensive way to control roof drainage is with elbows and splashblocks (as long as they are sloped appropriately away from the foundation).

**The roof drainage, gutter system is not tested during the inspection.** Gutters, downspouts and drain pipes can only be inspected effectively during rainy periods. Visual inspections, of these systems during dry periods, are limited to staining on the gutters and wood members. If the gutters are full of debris they should be disconnected from the downspouts and cleaned. Inspect the joints, corners and outlets for openings and wear. Plastic/vinyl gutter systems, though inexpensive, are not as reliable as continuous metal gutter systems, because they are more prone to sag, leak and over-flow if not installed properly.

Older, wood gutters will rot and deteriorate over time and have a limited life span. These gutters are also very shallow and cannot control water as well as deeper, metal gutters.

Galvanized metal gutters and downspouts also have a limited life span (approximately 25 years) before rusting through and leaking also. Aluminum is the preferred gutter system and has an extended life expectancy. Professionally installed, these systems will last decades, with minimal maintenance (cleaning and sealing joints).

## EXTERIOR

**Exterior Cladding:** The main purpose of the exterior cladding/siding is designed to protect the building from water penetration and the weather (moisture, wind, temperatures). Moisture barriers, located under the cladding/siding, have the potential to prolong the life of the wall framing beyond the life of the siding alone. As long as the siding materials are installed in a shingle-type manner, moisture should not be an issue for the house. It is essential that the exterior housewall be maintained to prevent premature wear and tear and damage to the house.

Exterior cladding/siding comes in many forms; Wood (horizontal/vertical, shingles, plywood), OSB/hardboards, Cement-fiber, Vinyl, Aluminum, Brick/Stone veneers, Stucco and EIFS and the list goes on. The basic inspection of exterior cladding/siding is for installation practices, soil clearances/contact and damage. Soils should never be built-up against the housewall/siding, regardless of the materials. Even if the exterior wall is not wood (brick, vinyl, stucco, etc.) built-up soils on the walls, can have an effect on the house.

**Flashing:** Flashing is essential to keeping water away (shedding) from the structure and the interior of the building. It is used wherever there is a horizontal or sloped penetration of the outer building skin or a juncture of dissimilar materials that is likely to be exposed to the weather. Flashing provides a permanent barrier to the water and directs it to the outer surface of the building, where gravity carries the water down to the ground. All housewall penetrations should be flashed watertight.

Common flashing materials include galvanized steel, baked-enamel steel and aluminum (less common materials- stainless, copper and lead). Caulking and sealants should not be considered permanent and adequate flashing, as these will require ongoing maintenance and replacement over time.

### Walls/Cladding:

Materials Used:

Wood Siding; Beveled/clapboard lap siding.

Conditions Observed:

Overall Condition of the siding materials- Appears Serviceable, and the exterior cladding appears to be performing as intended. With the notable concerns/issues/exception;  
 - Deterioration/damage noted in the siding/cladding materials; wear/tear on the east and south sides of the house. Recommend replacing the damaged boards as needed.  
 Siding/cladding appears to be in need of painting, caulking and/or maintenance. Old and worn paint on the exterior siding/cladding, which may lead to damage to the siding material.  
 Recommend painting the house in the near future. Caulk and seal all nails holes and joints as needed to prevent water intrusion.



Photo:



**Eaves/Trim/Flashing:**

Materials used:

Wood.

Conditions noted:

Overall condition- Appears Serviceable.  
- Staining and minor fungal rot damage in the north eaves; keep gutters clear of debris build-up. Recommend painting the open eaves as needed.



Photo:



**Deck #1:**

Location:

Back of the house.

Type:

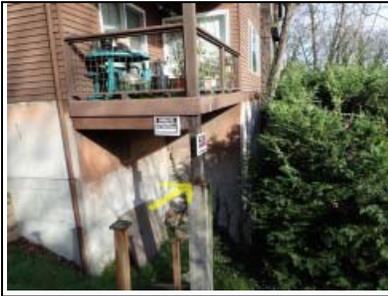
Wood-framed structure with concrete flooring (carpet covered)

Overall Conditions:

General Condition of the deck structure- Appears Serviceable. Guard rail- Appears Serviceable at this time.  
- Fungal rot in the fascia boards (east and south sides). Recommend replacing damaged boards as needed.  
- Watch for rot damage to the 6x post at the base of the stacked decks.



Photo:



**Porch/Stairs/Landing:**

Location: Front of the Building.

Type: Wood-framed deck structure.



**Damage to the outer post**



Conditions: Overall condition- Appears Serviceable *at this time*, but with fungal rot damage to multiple locations in the steps, railing and outer structural posts. Probable need for replacement of these components in the very near future. Recommend contacting a licensed contractor to evaluate the porch and correct/repair as needed.



Exterior/Grounds

This inspection is designed to evaluate the conditions on the exterior, around the house/building and how these conditions may effect the house structure; siding, foundation, roof and other components. If these components are a sufficient distance from the housewall there overall condition may not effect the house and may be considered aesthetic only and not a functional part of the house. Fences that are in average or poor condition may not directly effect the house and may not be reported as a significant issue; but this does not mean you don't want to negotiate with the Homeowner about possible compensation for repairs or replacement. Retaining walls may be considered a significant problem in some cases, despite not directly effecting the house. These walls may be preventing soil movement and erosion, which may indirectly effect the house and property.

*This inspection is not intended to address or include any geological conditions or site stability information.* For information concerning these conditions, a geologist or geotect engineer should be consulted. Determining soil type or stability conditions is not part of this inspection. Any reference to grade is limited to immediate areas around the exterior of the exposed areas of the foundation or exterior housewalls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Surface water should always be drained away from the foundation/housewall using protective slopes: approximately 3% grade for grassy/landscaped areas and approximately 1% for paved/impervious surfaces. Trenching or built-up yards, around the foundation and structure can potentially cause moisture related problems for the building. Corrections are recommended.

## GROUNDS

### Exterior/Grounds

This inspection is designed to evaluate the conditions on the exterior, around the house/building and how these conditions may effect the house structure; siding, foundation, roof and other components. If these components are a sufficient distance from the housewall there overall condition may not effect the house and may be considered aesthetic only and not a functional part of the house. Fences that are in average or poor condition may not directly effect the house and may not be reported as a significant issue; but this does not mean you don't want to negotiate with the Homeowner about possible compensation for repairs or replacement. Retaining walls may be considered a significant problem in some cases, despite not directly effecting the house. These walls may be preventing soil movement and erosion, which may indirectly effect the house and property.

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Surface water should always be drained away from the foundation/housewall using protective slopes: approximately 3% grade for grassy/landscaped areas and approximately 1% for paved/impervious surfaces. Trenching or built-up yards, around the foundation and structure can potentially cause moisture related problems for the building. Corrections are recommended.

### Grading/Site Drainage:

Site Conditions:

The site is relatively flat or has a positive slope (away from the house) around most of the foundation/housewall. Overall condition- Appears Serviceable. No apparent significant drainage problems noted at the housewall at this time.

### Driveway:

Type(s):

Asphalt.

Condition:

Overall condition- Appears serviceable; appears to be functioning as intended. Degradation to the driving surface- primarily due to age/type of materials.  
Drainage appears to be ponding near the sidewalk opening.



### Sidewalk/Walkway:

Type:

Concrete.

Conditions:

Overall condition- Appears serviceable.  
- Walk-off hazard at the south edge of the walkway. Recommend installing a guard rail as needed.



**Retaining Wall #1:**

Type/Location:

Concrete- Solid. Located at/along, the side of the building.

Conditions:

Overall Condition- Appears serviceable; appears to be containing the embankment or soils as intended.

**Exterior Stairs/Steps:**

Condition:

The wood steps to the crawl space are deteriorating; fungal rot/insect damage to several of the steps; steps are sloped improperly and slick. Handrail is marginal also. Recommend re-building the steps using masonry materials.



**Landscaping:**

Conditions:

Maintenance/corrections are recommended: tree(s) need trimming/pruning away from the housewall, gutters and roof. Recommend trimming away shrubs and/or trees to prevent damage and wear to the structure. Recommend at least 4 feet for all tree limbs and 12 inches for all shrubs and housewall materials.

PHOTO GALLERY

Photo #1



Photo #2



Photo #3



Retaining walls in crawl space

## REPORT SUMMARY

The following items are Significant/Major deficiencies and/or areas of concern noted during the inspection and should be addressed as soon as possible. The Summary page is not a substitute for reading the entire Inspection Report. Items noted below will included on the corresponding pages. Diagrams and photos, of pertinent issues, are provided in the main body of this Inspection Report:

### **CRAWL SPACE**

#### Conditions Observed:

#### *Sub-Floor Insulation:*

Sub-floor insulation appears to be improperly installed; Kraft-paper backed sub-floor insulation is exposed; this material is not designed to be left exposed (as noted by most Manufacturer's of the product) and is a potential fire hazard. Recommend removing and replacing the sub-floor insulation with an approved material. Recommend contacting a qualified, licensed insulation specialist about the replacement of the sub-floor insulation.

### **WOOD DESTROYING ORGANISMS (WDO/WDI) and PESTS**

#### Wood-Decay Fungi Rot (WDO)

#### *Findings/Location(s)- Exterior Porch(es):*

Evidence of fungal rot decay/damage to structural components of the exterior porch/stairs structure, located at/in (but not limited to): the steps/stairs, railings and structural posts. The 4x spacer between the split posts with fungal rot damage at two locations.

The damage, to the wood members/materials noted in the porch/deck, appears to be **moderate**, at the time of the inspection, with possible hidden damage to some areas. Remove and replace all structurally damaged wood materials by wood-destroying fungal rot and excessive moisture. All structurally damaged materials shall be replaced/repared to a condition equal to adjacent areas where no damage exists. **All damaged wood must be removed.** All new materials shall be of a superior grade. Recommend determining the original cause of the problem and correcting/repairing as needed. Recommend using ground-contact pressure treated lumber, where applicable.

### **PLUMBING**

#### Drain-Waste Lines:

#### *Conditions noted:*

Overall condition- Appears serviceable. No visible problems detected at this time. No evidence of significant leaks detected or concerns/problems noted at time of the inspection. With the concerns/issues/exception noted during the inspection:

- Evidence a sewage leak in the main drain-waste pipe on the north side of the building (exterior side yard); probable broken or disconnected drain-waste pipe. Raw sewage detected in the soils around this area. The vegetation in this area would need to be cleared away to determine the exact location. Please refer to the **Sewer Scope report** for information regarding the disconnected sewer pipe.

Recommend contacting a qualified, licensed plumbing contractor for evaluation and repair/correct as needed.

### **ELECTRICAL SYSTEM**

#### Main Electrical Panel:

#### *Observations/Notes:*

Panel Appears Serviceable- No significant problems noted at time of the inspection. With the notable exceptions/issues or concerns;

- **Aluminum branch wiring (#10 and/or #12) noted at circuit breakers and/or neutral and ground bus.** This appears to be the wall heater circuits. Recommend that all aluminum wiring be checked by a qualified, licensed electrical contractor familiar with aluminum wiring installations and practices. Recommend further evaluation of all the connections made in the panel box. Recommend adding anti-oxidant paste to the wire connections and breakers,

using the appropriate pressure when re-installing these wires. Recommend checking all wiring connections in the house (electric wall heaters) as well, and use the proper and approved connectors (COPALUM or UL-approved equivalent).

Wiring/Conductors:

*Conditions:*

Overall wiring practices appear to be serviceable/operational.

- Aluminum wiring at the baseboard heaters (#10 aluminum), with copper/aluminum splices in the panel box and at the baseboard issues. If the aluminum wiring has been pigtailed with copper at the receptacles/switches, using standard wire nuts, they would need to be corrected using an approved method (Copalum or AlumiConn connectors, or other approved connectors). Circuit breakers rated for aluminum must have a label stating "Cu/Al" visibly marked and an anti-oxidant compound installed at the connections. **Recommend contacting a qualified, licensed electrical contractor familiar with aluminum wiring and repair techniques, for evaluations of the electrician circuits and the use of approved corrections methods. Make all necessary corrections, modifications and repairs as needed for safety.**
- Bushings are missing where the wiring enters the back of the baseboard heaters, located in the second bedroom and living room heaters, possibly more. Check wiring installation and correct as needed.

**EXTERIOR**

Porch/Stairs/Landing:

*Location:*

Front of the Building.

*Conditions:*

Overall condition- Appears Serviceable *at this time*, but with fungal rot damage to multiple locations in the steps, railing and outer structural posts. Probable need for replacement of these components in the very near future. Recommend contacting a licensed contractor to evaluate the porch and correct/repair as needed.

**GROUNDS**

Sidewalk/Walkway:

*Conditions:*

Overall condition- Appears serviceable.

- Walk-off hazard at the south edge of the walkway. Recommend installing a guard rail as needed.

**The following items are Minor deficiencies, and areas of concern, and potential problems with the house; General maintenance and upkeep items. Diagrams and photos, of pertinent issues, are provided in the main body of this Inspection Report. Further evaluation/attention may be needed; action may be required at this time:**

**HEATING/HVAC SYSTEM**

Heating; Zone Heaters:

*Baseboard Operation:*

All baseboard heaters appear to be operational/serviceable at time of the inspection. Thermostat(s) appears to be serviceable. Recommend replacing the old thermostats to regulate heat better.

- Drapes should not be within 12" of the heaters. Correct installation as needed.
- See Wiring section of the report also.

**PLUMBING**

Water Heater:

*Water Heater Installation:*

Overall condition- Appears serviceable; with the installation issues noted.

- Temperature & Pressure relief valve (T&P or TPR)- appears to be installed properly in the tank. (Note: This is not tested for operation). The overflow discharge pipe, on the T&P valve, **is missing/not installed at this time as**

required. This discharge pipe must be installed to provide proper drainage for this relief valve. The discharge pipe should be a 3/4" pipe (hard-drawn copper, galvanized steel or CPVC plastic). The discharge pipe installation should provide unobstructed, gravity flow to the exterior of the building or the floor.

- Earthquake/seismic strapping appears to be missing. Recommend installing proper strapping at the upper and lower third of the tank, to secure the tank properly to the wall/frame, using lag screws and secure to the stud walls, to prevent movement. Add wood blocks between the tank and wall to prevent lateral movement also.

## ELECTRICAL SYSTEM

### Switches/Receptacles/Fixtures:

#### *Conditions noted:*

A representative sampling of switches and receptacles/outlets were tested. As a whole, receptacles/outlets and switches throughout the house, appear to be in serviceable condition. Fixtures appear to be in overall serviceable condition.

- Dimmer switch installed with the CFL bulbs in the second bedroom. Correct installation as needed.

### Ground Fault Circuit Interrupters (GFCI):

#### *Recommended GFCI installation locations:*

Exterior (*all locations*)

## KITCHEN

### Interior Components:

#### *Cabinets:*

Overall Condition- Appear serviceable. Appear to be functional/operational- as intended. With the concerns/issues noted;

- Loose cabinet between the Range and Refrigerator. Recommend re-securing for safety reasons.

#### Dishwasher:

##### *Condition:*

Appears serviceable. Dishwasher was operated during the inspection and appears to be functional/operational.

An air gap is not provided in the dishwasher drain line. A high loop was installed in the drain line, located under the sink, to prevent drainage back into the appliance (accepted practice by current standards)

Recommend supporting the drain hose using the proper strapping, and clamp the hose to the sink drain fitting to prevent leaks also.

## INTERIOR

### Walls:

#### *Conditions:*

Overall condition- Appears serviceable, with no significant defects or concerns visible at this time. With the exceptions/concerns/issues noted;

- Diagonal cracking in the wallboard over the living room slider.

- Wallboard is missing in the kitchen (behind the Range). Recommend replacing the wallboard to reduce heat loss, air movement and a connection to the Units below.

- Opening in the front entry closet wall; old opening in the siding noted. Possible past animal entry point?

## ATTIC SPACE

### Attic Conditions:

#### *Accessibility:*

Scuttlehole opening (in ceiling). Viewed the attic space from the access opening; the majority of the attic space is readily visible and accessible.

- Opening and framing limit access to the space.

- The weather-strip is missing along the scuttle access opening- recommend installing to prevent heat loss into the attic. And insulate cover as needed.

## ROOF and COMPONENTS

### Gutter System:

#### *Types/Conditions:*

Metal gutters; Overall Condition- Appears serviceable. The overall gutter system appears to be controlling the water run-off as needed.

- Maintain gutters as needed, to prevent damage to the eaves. Debris in the gutters (and holding water)- recommend cleaning the complete gutter system and check for leaks. Recommend detaching the downspout drain pipes when cleaning, so that debris does not drain into the underground drain system.

## EXTERIOR

### Deck #1:

#### *Overall Conditions:*

General Condition of the deck structure- Appears Serviceable. Guard rail- Appears Serviceable at this time.

- Fungal rot in the fascia boards (east and south sides). Recommend replacing damaged boards as needed.
- Watch for rot damage to the 6x post at the base of the stacked decks.

## GROUNDS

### Landscaping:

#### *Conditions:*

Maintenance/corrections are recommended: tree(s) need trimming/pruning away from the housewall, gutters and roof. Recommend trimming away shrubs and/or trees to prevent damage and wear to the structure. Recommend at least 4 feet for all tree limbs and 12 inches for all shrubs and housewall materials.

**The following items are future expenditures or items with a limited life expectancy. Recommend budgeting accordingly and/or anticipate replacement in the near future:**

## CRAWL SPACE

### Conditions Observed:

#### *Vapor Barrier:*

Plastic Vapor Barrier appears serviceable- providing adequate coverage of all the soils in the sub-area as intended.

With the notable concerns/issues/exception;

- The plastic is worn out and partially damaged in areas due to storage and activities.

Recommend installing new **6 mil., black polyethylene plastic sheeting** to cover all soils in the crawl space. Overlap plastic at least 12" at all joints; do not run plastic up the base of the wood posts or framing, and secure the plastic with stones/bricks or fasteners to prevent movement.

## PLUMBING

### Water Heater:

#### *Estimated Age:*

Years: 9 (2007). Water heater is approaching the end of it's useful life (average life expectancy is approx. 10-12 years). Recommend replacing in the near future. Recommend installing the new water heater with all updated requirements (as they apply); recommend installed with proper/improved earthquake strapping, expansion tank and in a pan, on a foam pad or platform where applicable, for safety.

## ATTIC SPACE

### Attic Conditions:

#### *Mechanical components/systems in Attic:*

The hallway bathroom exhaust fan, vents/terminates near the soffit vent; this is the least effective method of venting (preferred venting is directly through the roof). Recommend installing a dedicated roof vent and re-direct the exhaust vent out of the attic space completely.

Insulation/Conditions:

*Conditions:*

Overall Condition- Appears serviceable, the insulation appears to be providing adequate and uniform coverage at this time.

Recommend adding/improving the insulation in the attic area, to cover all areas and to increase energy efficiency. Recommend adding insulation to provide proper coverage throughout the attic space. Current building standards is R-49 value.

**ROOF and COMPONENTS**

Roof drainage control:

*Conditions:*

The north gutter drain leaks into the sanitary sewer system. Recommend confirming with the City to determine if discharging into the sanitary sewer system is permitted.

The south drain line discharges under the lower deck area (galvanized pipe drain under the soils). Recommend installing a plastic drain line underground and discharge away from the deck footing base.

**EXTERIOR**

Walls/Cladding:

*Conditions Observed:*

Overall Condition of the siding materials- Appears Serviceable, and the exterior cladding appears to be performing as intended. With the notable concerns/issues/exception;

- Deterioration/damage noted in the siding/cladding materials; wear/tear on the east and south sides of the house. Recommend replacing the damaged boards as needed.

Siding/cladding appears to be in need of painting, caulking and/or maintenance. Old and worn paint on the exterior siding/cladding, which may lead to damage to the siding material. Recommend painting the house in the near future. Caulk and seal all nail holes and joints as needed to prevent water intrusion.

Eaves/Trim/Flashing:

*Conditions noted:*

Overall condition- Appears Serviceable.

- Staining and minor fungal rot damage in the north eaves; keep gutters clear of debris build-up. Recommend painting the open eaves as needed.

**GROUNDS**

Exterior Stairs/Steps:

*Condition:*

The wood steps to the crawl space are deteriorating; fungal rot/insect damage to several of the steps; steps are sloped improperly and slick. Handrail is marginal also. Recommend re-building the steps using masonry materials.

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