



West Inspect LLC

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Inspection reference: 1092

# Confidential Inspection Report

54321 45th St N  
Seattle WA

December 22, 2016



Prepared for:  
**Report Sample**

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.



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## INFORMATION NOTES

The following information sets the stage for the conduct of this inspection as well as describing conditions pertinent to the inspection. In addition, wherever we could, we have provided advice to help our clients preparing for their purchase.

In an emergency, the locations of various shut-offs for the utilities should be readily available and well known. We have listed and described the locations of those controls in the section which follows. We strongly recommend familiarizing yourself and other occupants of this dwelling with their exact locations and operation.

### Weather Conditions at the Start of the Inspection

#### 1.1 Start Time

The inspection began at 1:30pm.

#### 1.2 Weather Conditions

The weather/sky was Cloudy.

#### 1.3 Temperature

The temperature was in the range of 40-50 degrees F.

### The Age of the Dwelling

#### 1.4

The dwelling was reported to be in years 45.

### The Orientation of the Dwelling

#### 1.5

For the purposes of direction, comments in this report are written as if the inspector were standing at the Front of the property and looking in from the main street or driveway.

### The Person(s) Who Attended the Inspection

#### 1.6

The people who attended the inspection were, the Client and the Client's Agent.

### Location of Main Water Shutoff

#### 1.7

The domestic water supply main shutoff valve was in the Well Pump House.

### Location of Main Electrical Distribution Panel

#### 1.8

The main electrical distribution panel was located in the Garage.

### Location of the Main Electrical Power Shut Off

#### 1.9

The main electrical shut off, used to shut off all power to the dwelling was inside the main panel.



### Location of the Electric Meter

#### 1.10

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The main electrical meter was located outside on the Rear Side of the dwelling.



## Location of the (GFCI) Ground Fault Circuit Interrupters

### 1.11 Bathrooms

The GFCI reset for the Bathroom was in the Bathroom.

### 1.12 Kitchen

The GFCI resets for the Kitchen was located in the Kitchen.

### 1.13 Garage

The GFCI resets for the Garage was located in the Garage.

### 1.14 Laundry

The GFCI resets for the Laundry was located in the Laundry Room.

## Important Information on the Scope of This Inspection

### 1.15

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

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

*NOTE:* The presence of extensive furnishings, personal items and decorations necessarily limited the scope of the inspection. For instance, the placement of furniture prevented access to every receptacle. It is not part of the inspection to move any of the home owners personal belongings. We recommend the purchaser conduct a thorough pre-closing walk through inspection immediately before the close of escrow.

*NOTE:* If you are reading this report but did not hire West Inspect, LLC to perform the original inspection, please note that is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Do not rely on old information about one of the biggest purchases you will ever make. Remember that the cost of a Home Inspection is insignificant compared to the value of the home.

Protect your family and your investment, and please call West Inspect, LLC directly at (206) 799-6084 to discuss the report you are reading for this property so that we can arrange for a re-inspection. Thank you.

## Summary Comments About The General Construction Of The Dwelling

### 1.16

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



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additional reportable conditions may be in the inspection reports and/or could be discovered in the course of repairs, upgrading or when the home is vacant.

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

*1.17 Additional Information*

With most homes that need minor repairs; here are several ways to easily correct items such as nail pops and cracks.

1. Remove the drywall nails and fill the small hole with interior latex caulk. Then paint over with a heavy nap roller. If the nail is exiting through a tape section, the tape will need to be re-secured/flattened by drywall mud. Use as little as possible to complete the job.
2. Cosmetic cracks can be filled with a small bead of interior latex caulk. If the crack is too small, you might have to use a screwdriver to open the crack slightly to be able to fill with the caulk. Then paint over with a heavy nap roller.



## SITE AND GROUNDS

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

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

### Descriptive Information About the Building Site and and Grounds

#### 2.1 Topography

The general topography (surface) of the lot could be best described as Flat.

#### 2.2 Driveways

The driveway surface was Gravel on grade.

#### 2.3 Walkways

The walkway(s) was surfaced with Gravel on grade.

#### 2.4 Patio

The surface of the patio(s) was Concrete on grade.

### Vegetation Considerations

#### 2.5

The encouragement of vegetation in close proximity to structure is contrary to the best interests of the structure. If foundation plantings are healthy and their roots are kept moist from irrigations, the moisture is held close to the foundation causing deterioration of the concrete, cracking and often leading to possible water penetration of Crawl Space and/or Basement. Foundation plants and trees should be located so that their branches and roots will be several feet away from the building when they are fully grown.

Existing shrubs and trees that encroach upon the dwelling should be cut back and new plantings put in that will not encroach on the dwelling. As the new plantings grow, the older vegetation can be removed.

### General Comments

#### 2.6

The Exterior Sites and Grounds were inspected adjacent to the structure only. Any exceptions that need addressed will be noted above or in the Summary Review.

## BUILDING EXTERIOR

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

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

### Descriptive Information About the Exterior

#### 3.1 Primary Siding Type

The primary Exterior wall covering(s) was clad board (sometimes called bevel or lap) wood siding.

#### 3.2 Exterior Windows

The Exterior window material(s) were (PVC) vinyl clad.

#### 3.3 Foundation Type

The foundation type, or design, was a posts and piers with perimeter foundation walls.

### Wood Siding

#### 3.4

Some of the wood siding was weathered and in need of routine maintenance, particularly on the most exposed weather side of the dwelling.

*SUGGESTION:* We recommend minor repairs as needed to prolong the service life of the materials.

#### 3.5 Penetrations and Caulking

Gaps and/or holes were observed on one or more sides in the siding around the roof eaves.

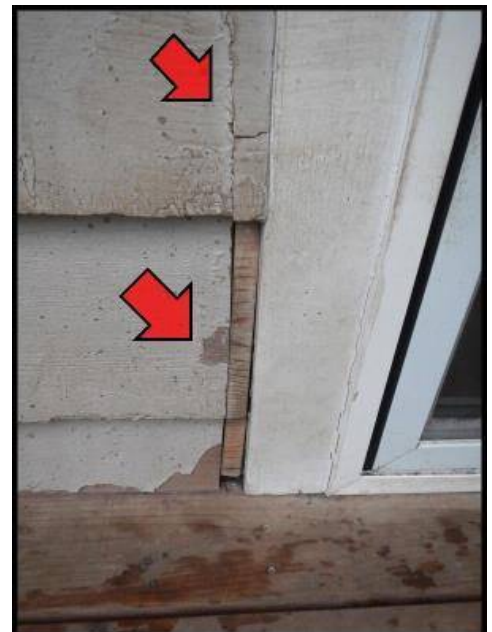
*SUGGESTION:* We advise that all the holes and the gaps be caulked and/or sealed to prevent moisture and/or pest intrusion.

#### 3.6 Condition Damaged

A small section of the wood siding was damaged.

*SUGGESTION:* All damaged materials should be repaired or replaced by a contractor in accordance with industry standards.

This was observed on the Rear Side.



## Exterior Doors

### 3.7 Door Seals

The weather-stripping around the doors was damaged. This will affect the air draft and energy efficiency.

*SUGGESTION:* We recommend repair to the seal to ensure air tight and eliminate drafts.

This was observed on the Front Side of the dwelling.



## Exterior Windows Frames and Sills

### 3.8 Condition

The sections above the headers and/or around the sides of the windows have minor caulking gaps. This is to prevent water seepage at the window seam connection.

*SUGGESTION:* We recommend caulking to help prevent moisture intrusion.

This was observed at Several Sides.



## Downspouts

### 3.9

The downspouts were properly installed and in acceptable condition. This is in accordance with recommended and preferred practices. The discharge from each downspout was routed away from the dwelling to minimize water accumulation at the base of the dwelling. Any specific exceptions are noted in this section.

## Crawl Space Ventilation

### 3.10 Conditions



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The foundation vents were at or below grade level. This condition allows moisture infiltration into the Crawl Space.  
*SUGGESTION:* Consideration should be given to the installation of some type of water diversion to divert water away from the entry points.  
This condition was observed on Several Sides of the dwelling.



## Pest Control Topics

### 3.11 Conducive Elements Information

Information from the WSDA, a six inch (6") clearance should be maintained between the earth and any wood siding. This will assist in not allowing wood destroying organisms and pests in not entering the dwelling.

A 12" clearance is recommended for vegetation near the siding of the dwelling. This will assist in keeping pests from the siding, and, damage to the siding from wind whipped branches.

Our observations regarding evidence of pests is not a substitute for inspections by a licensed pest control operator or exterminator in the future. We report current visible conditions only and cannot render an opinion regarding their cause or remediation for the future.

## General Exterior Comments

### 3.12

The Exterior was in generally acceptable condition, but some Exterior features were in need of maintenance and repairs. These conditions suggest minor lapses in maintenance and are noted in this report.

*SUGGESTION:* Maintenance efforts in the way of repair or replacement of loose or deteriorated Exterior trim, repairing or painting any Exterior surfaces or components as necessary. This will help to protect the exposed materials from deterioration.

## CRAWL SPACE

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

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

### General Information About The Underbuilding Crawl Space

#### 4.1 Foundation Type

The foundation type, or design, was a post and pier with perimeter walls.

#### 4.2 Foundation Material

The primary foundation material was poured-in-place concrete.

#### 4.3 Insulation

The thermal insulation material visible under the floors was fiberglass batts.

#### 4.4 Access

The Crawl Space was accessed for a closer examination from a hatch in the floor of the Hallway Closet.

### Crawl Space Hatch

#### 4.5

The Crawl Space hatch door was missing insulation.  
**SUGGESTION:** Installing insulation on the hatch door is recommended.



### Posts

#### 4.6

The support posts have performed in an acceptable manner since their original installation and should continue to do so in the future.

The girder beams and post connections (gusset plates) were reinforced in accordance with industry standards. This is considered a beneficial upgrade for seismic activity.

### Drain And Waste Lines

#### 4.7 Deterioration/Leaks

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The bathtub drain was leaking.  
*SUGGESTION:* We recommend the drain be repaired or replaced.  
This was observed under the Hallway Bathroom.



## Floor Insulation

4.8

There was one area where the insulation has come loose and fallen down, leaving areas without insulation.  
*SUGGESTION:* All displaced or improperly installed insulation should be secured back in place, and new insulation installed where necessary.



## General Comments About The Underbuilding Crawl Space

4.9

All structural elements, systems and components were performing as would be expected for a dwelling of this type and age, with the exceptions noted in our report.

*SUGGESTION:* Please see notes listed above or in other sections of this report for more information.

## GARAGE/CARPORT STRUCTURE

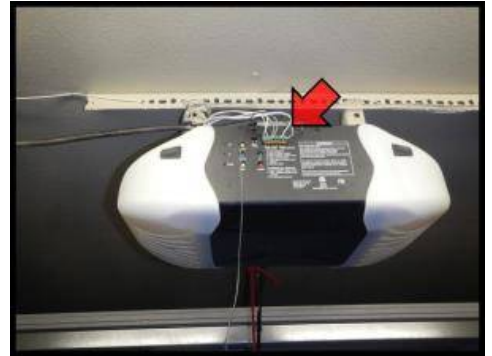
The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through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

### Garage Door Openers

#### 5.1 Opener Hardware

The downward travel of the Garage door opener was stopped when it met resistance, however excessive down resistance force was observed. This means that damage or injury may still occur before the door reverses.

*SUGGESTION:* Repair or adjustment should be done.



### Garage Doors

#### 5.2

The Garage is equipped with a single roll-up door.

*SUGGESTION:* It is advised that all roller hinge hardware be inspected annually and that any loose nuts or bolts be secured as necessary.

### General Comments About The Garage

#### 5.3

This area was cluttered or blocked with several of the homeowners personal belongings during our inspection. This condition limited our inspection in some areas.

*SUGGESTION:* We suggest a pre-closing walk through once the area is vacant.





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## ROOF

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

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

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

### Useful Descriptive Information About This Roof

#### 6.1 Area

The roof described in this section covered the Dwelling and the Garage.

#### 6.2 Slope

The slope or pitch of this roof was Medium.

#### 6.3 Covering Material

The material in the roof covering was Asphalt-composition shingles.

#### 6.4 Layers

Our examination of the roof revealed the amount of material in place. This was One layer.

#### 6.5 Covering Age

The present top roof covering was estimated to be in year(s) 3-5.

#### 6.6 Roof Flashings

The roof surface connections and penetrations are sealed with metal flashings.

#### 6.7 Valley Flashing

The valleys on the roof were flashed with sheet metal or standing seam metal.

#### 6.8 Drainage Type

Water from the roof was drained through a system of gutters and downspouts.

### Inspection Method For This Roof

#### 6.9

The inspection of the roof was conducted from the roof surface. The inspector walked on the surface and visually examined the accessible roofing components.

### Composition Shingles

#### 6.10

The roofing surface was properly installed and was in acceptable condition for the age of the surface, with the exceptions noted in this report.

### Gutters

#### 6.11 Material/Type

Roof runoff water was collected and channeled to the gutters attached to the fascia boards or to the ends of the rafters along the edge of the roof. The gutters were made of Metal.

#### 6.12

The gutters should be cleaned on a regular basis. This will ensure proper drainage from roof runoff.

## The Electrical Service Drop

6.13

The electrical service masthead supporting system was not supported/tensioned properly. This will allow the masthead to bend or fall.

*SUGGESTION:* We advise repairs or replacement for proper function and protection from winds or wire damage.



## Debris Considerations

6.14

Moss, lichen and/or debris from trees was observed on the roof surface. This will restrict drainage off the roof and into the gutters/downspouts.

*SUGGESTION:* Debris and moss on the roof should be cleaned and/or removed to reduce the potential for damage to the roofing materials.



## General Comments About The Roof

6.15 Condition

The roof covering showed wear but was in a condition deemed acceptable for its age. We observed no signs of unusual or excessive wear of the roofing that would suggest immediate attention was needed.

6.16 Maintenance

All roof systems require annual, or even more frequent, maintenance. Failure to perform periodic maintenance, will usually, result in leaks and accumulative deterioration of the covering and flashing. Any estimate of the remaining life expectancy must be based upon the assumption that the roof will receive conscience periodic maintenance.

**The only way to properly determine if the roofing material is leaking, is during a heavy rain fall. If the weather conditions at the time of the inspection were dry, leaking may not be detected. This inspection is reported on only for conditions during the inspection.**





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## PLUMBING SYSTEM

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines is beyond the scope of this inspection.

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

### Information About The Plumbing System

#### 7.1 Main Supply

Water for domestic consumption was provided by a private well or private community well system.

#### 7.2 Waste Supply

The waste discharge was supplied by private or septic system.

#### 7.3 Dwelling Supply Material

The water supply piping inside the dwelling, used to deliver water to the fixtures was Copper.

#### 7.4 Waste Supply Material

The drain, waste and vent (DWV) piping within the dwelling was ABS Plastic.

#### 7.5 Water Supply Pressure

The water pressure of the dwelling was Medium to Normal (35-55 psi).

### Private Sewage Disposal

#### 7.6

This property uses a private waste disposal system, investigation of which is beyond the scope of this home inspection. Whether or not accurate service records are available, it is strongly recommended that the septic tank be pumped and inspected by a septic system expert.

Consultation with a septic tank service company is suggested to determine a probable pumping schedule and to discuss the do's and don'ts of life with a septic system.

### General Comments About The plumbing System

#### 7.7

The plumbing system and components appeared to be in acceptable condition and operating as intended. Functional flow and adequate drainage was observed at each tested area as required. Specific exceptions may be noted in other sections of this report.

## ELECTRICAL SYSTEM

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

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

### Descriptive Information About The Electrical System

#### 8.1 Entrance Service

The service entry, supplying electricity into the dwelling was Overhead.

#### 8.2 Voltage

The voltage available at the dwelling was 120/240.



#### 8.3 Circuits

Branch circuit overloads was provided by circuit breakers.

#### 8.4 Amperage

The available ampacity provided through the service was 200 amps.

#### 8.5 Grounding

The electrical system was grounded by a earth driven rod and the water supply piping.

#### 8.6 Wiring Method

The wire method provided in this structure is non-metallic sheath cable (romex).

### Electrical Meter Location

#### 8.7

The Electric Meter was located on the dwellings Rear Side.

### Electrical Service Capacity

#### 8.8

The service entrance conductors, the wires which run from the meter to the main disconnect or the main service panel, were #4/0 Aluminum (200 amps). This is considered a adequate amount of power for the existing loads.





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## The Main Disconnect

8.9

The main disconnect has a single pull switch. This was not tested during our inspection as this would interrupt power to the building.

## Notes On The Main Service Panel

8.10 *General*

The main service panel was in acceptable condition with circuitry installed and protected in an acceptable manner.

8.11 *Circuit Breaker Labeling*

The circuitry in the main panel was labeled, allowing individuals unfamiliar with the equipment to properly operate the equipment if necessary.

*SUGGESTION:* When an opportunity arises, accurately testing the circuits by operating the breakers is recommended to confirm their labeling.

## Receptacles: Overall

8.12

A random selection of accessible receptacles were tested and found to be in acceptable condition at the time of the inspection.

## Switches: Overall

8.13

A representative number of switches were operated and were determined to be in acceptable condition.

## Ground Fault Circuit Protection

8.14 *Definition*

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

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

8.15 *Condition*

GFCI (Ground Fault Circuit Interrupter) protection was installed for all of the receptacles where this type of protection was required at the time of the dwellings construction.

*SUGGESTION:* We recommend testing these devices on a monthly basis.

## General Comments About The Electrical System

8.16

The electrical system was in acceptable condition and the components were properly installed. No unsafe conditions were observed in the readily accessible portions of the installation.



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## HEATING SYSTEM

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

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

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

### Important Information About The Heating System

#### 9.1 Type

The heating type was Resistance heaters with fans.

#### 9.2 Location

The location of the heating units for this dwelling was in every habitable room.

#### 9.3 Energy Source

The energy source for the heating system for the dwelling was Electricity.

### Resistance Heaters

#### 9.4

The electrical resistance heaters in the dwelling were in acceptable condition and responded to operating controls. Exceptions may be noted in other sections.

## WATER HEATER

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

### Useful Information About The Water Heater(s)

#### 10.1 Location

The heater for domestic hot water was located in a Bathroom.

#### 10.2 Age

The age of the hot water heater was determined by the data plate. The age in years old was 3.

#### 10.3 Tank

The water heater was a single free-standing unit.

#### 10.4 Water Heater Capacity

The storage capacity of the water heater was 50 gallons.

#### 10.5 Water Heater Energy

The energy source for the water heater(s) was Electricity.

### Water Connections

#### 10.6 Condition

The cold inlet and hot water outlet connections were properly installed and in acceptable condition.

### Temperature And Pressure Relief Valve

#### 10.7 T-P Discharge Pipe

The discharge piping drained into the crawl space. This is not approved for this type of application.

*SUGGESTION:* We recommend removal and approved materials and fittings be installed in accordance with industry standards.



### Seismic Restraint For The Water Heater(s)

#### 10.8

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The water heater lacked seismic restraint.  
*SUGGESTION:* As an upgrade, the water heater should be secured to help limit damage and provide a source of usable domestic water in the event of a major earthquake.



## Maintenance

10.9

The key of maximum service life of the water heater is flushing the tank annually to remove excessive rust or sediments that accumulate inside the tank. Turn off the gas or electricity and open the valve at the base of the tank and attach a garden hose to it. It is then recommended to allow it to drain out for approximately 20 minutes or until the water runs clear.

## General Comments About The Water Heater

10.10

The water heater was operating satisfactorily at the time of the inspection.

*SUGGESTION:* We suggest regular routine maintenance to ensure the unit is working safely and dependably.

The water heater service life was at it's early years.

## Water Temperature

10.11

The recommended maximum hot water temperature for domestic hot water should not exceed 120 degrees. Scalding may occur if the maximum temperature is exceeded. We advise the water temperature be checked to ensure a proper rating.

## INTERIOR

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected.

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

### Information About The Home's Interior

#### 11.1 Number of Bedrooms

The number of bedrooms in this dwelling and accounted for in this report is 3.

#### 11.2 Number of Bathrooms

The number of full and partial bathrooms in this dwelling for this report (counted by the number of rooms/areas, not by how many fixtures may be in a room) was 1.

#### 11.3 Window Material

The dwelling was equipped with vinyl windows with wood frames.

#### 11.4 Glazing

The glazing in the windows in the dwelling ( the glass in the window) was Double pane (insulated.)

#### 11.5 Walls

The finished walls inside this dwelling were gypsum wallboard, commonly called "drywall".

#### 11.6 Ceilings

The finished ceilings inside of the dwelling were gypsum wallboard, commonly called "drywall".

#### 11.7 Heating

Heating was supplied in every habitable room.

### Overall Commentary On The Surfaces

#### 11.8

The Interior walls and ceiling surfaces all gave the appearance of having been professionally installed and were in an acceptable condition. Any exceptions will be noted in their respective sections.

### Overall Commentary On The Flooring

#### 11.9 Floor Conditions

The carpets are damaged in some areas.

**SUGGESTION:** We recommend cleaning and/or repair/replacement.

This was observed the Front Left Bedroom and the Living Room.





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### Notes On Smoke Detectors: Overall

#### 11.10 Smoke Detectors

The smoke detectors were inspected for their location only. They were placed where required when the structure was constructed.

*SUGGESTION:* We advise periodically testing to confirm their proper function.

### Notes On Carbon Monoxide Detectors

#### 11.11

A CO detectors has been installed in locations and in the manner suggested by the manufacture of the detector.

### General Comments About The Interior

#### 11.12

The Interior surfaces, hardware, fixtures, doors and windows were in acceptable condition.

## ATTIC

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

### Useful Information About The Attic

#### 12.1 Structure

The roof structure covering this dwelling was a conventional, factory built truss system.

#### 12.2 Sheathing

In residential construction, the roof sheathing is the material directly supporting the roof covering (structure).

The sheathing used in this dwelling was OSB (Oriented Strand Board) nailed solidly across the top chords of the roof trusses.

#### 12.3 Insulation

The thermal insulation visible in the Attic was blown in mineral wool.

#### 12.4 "R" value

The thickness of the insulation should yield an approximate thermal value of 38, 12".

### Attic Access Entry Information

#### 12.5 Location:

The Attic was accessible by way of a hatch in the ceiling of the Hallway Closet.

#### 12.6 Observed

The Attic was entered and inspected only where accessible.

### Attic Insulation

#### 12.7 Condition

Insulation placed above the living space in this dwelling has been installed properly and is functioning as intended.

### Attic Ventilation

#### 12.8 Soffit and Gable Vents

The upper gable end vent screen was detached and no longer functioning. This will keep out unwanted pests and insects.

**SUGGESTION:** We advise the screen be replaced per industry standards for proper venting into the Attic.

This was observed on both sides of the attic.



### Exhaust Vents

#### 12.9

Inspection: 1092 Address: 54321 45th St N

The Bathroom exhaust vents terminated in the Attic. This can lead to excessive moisture in the Attic.

*SUGGESTION:* We recommend a general contractor repair the vent in accordance with industry standards and that it routed to the Exterior at a back-draft damper.

This was observed for the Hallway Bathroom.



## Organic Matter

12.10

A mold like substance was observed on the structure in the Attic.

*SUGGESTION:* We recommend to improve ventilation, seal all voids in the ceiling surfaces and wash off the areas with a water/chlorine solution. Monitoring and/or testing will then be required and/or consulting a mold specialist could be done.







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## BATHROOM(S)

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

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

### Components - Bathtubs and Showers

#### 13.1 Bathtub Drain Stops

The drain stop was missing on the bathtub.

*SUGGESTION:* Missing, damaged or non-functioning drain stops should be repaired or replaced.

This condition was observed in the Hallway Bedroom.

### Caulking Maintenance Information

#### 13.2

Maintenance of the caulking around the bathtubs and showers is extremely important, especially at the points where the bathtubs and showers meet the floor. Failure to maintain a water-tight seal at these locations will often result in damage to floor covering and sub-flooring.

The use of high quality sealant such as "Polyseamseal", "GE Sanitary Silicone" or "Dow Corning 786" is recommended for bathroom caulking. Generic silicone, latex and latex with silicone-sealants are inferior to these premium products and their use in bathrooms is not likely to produce dependable results.

## KITCHEN

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

### Descriptive Information About The Kitchen

#### 14.1 Cooking Fuel

The heat source(s) for cooking was Electricity.

#### 14.2 Ventilation Type

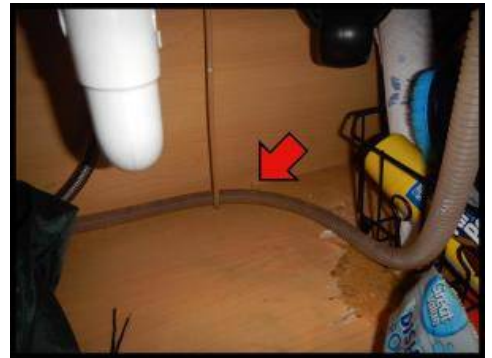
Kitchen ventilation was provided by an exhaust fan above the cooking surface termination at the Exterior.

### Information On The Dishwasher Drain Separation

#### 14.3 Condition

The dishwasher discharged through a hose which had been routed up to the underside of the sink to the countertop, before dropping down to the discharge connection. The pipe is NOT secured or not properly routed at the underside of the counter. This configuration is not in accordance with industry standards.

*SUGGESTION:* Repair of this condition is recommended.



### Appliances In General

#### 14.4

All appliances were tested using normal operating controls and were generally found to be in satisfactory working condition at the time of our inspection. Any exceptions are noted below or elsewhere in our report.

### Kitchen Exhaust

#### 14.5

The filter for the Kitchen ventilation operated, however, this type will become heavily grease-laden in the future. This can become a fire hazard.

*SUGGESTION:* Thoroughly cleaning is recommended as needed in the future.



### General Comments About The Kitchen

#### 14.6

This area was inspected and is in serviceable condition. Any significant exceptions will be noted above or in the Summary review.



# STANDARDS OF PRACTICE

Your inspector Shay Schiefelbein is proud to conduct your inspection in accordance with the Standards of Practice of the ***International Association of Certified Home Inspectors (InterNACHI)***.

For your convenience, you will find their current Standards of Practice at:

- InterNACHI Standards of Practice: <http://www.nachi.org/sop.htm>

**Where association Standards of Practice differ, the Washington State Standards of Practice will prevail.**

- Washington State Standards of Practice: <http://app.leg.wa.gov/WAC/default.aspx?cite=308-408C>