



February 22, 2017

Report Sample

RE: 54321 45th St N  
Seattle, WA.

Dear Sample;

At your request, a visual inspection of the above referenced property was conducted on December 22, 2016. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. The executed Inspection Confirmation comprising our agreement for inspection services is addressed and signed on site, if possible.

Consult your Realtor and/or Attorney about the following items. Please take time to read the agreement.

### **SUMMARY REPORT**

This summary report lists significant findings that in accordance with the National Association Of Certified Home Inspectors Standards of Practice, should be addressed. Each item listed in this summary report references a section of the full report, when applicable, where additional information may be found. Other findings are contained in the full report and we recommend you read it in addition to this summary. Call us immediately if any questions arise.

#### **1. ACTION ITEMS, SIGNIFICANT DEFECTS AND/OR HEALTH AND SAFETY ISSUES**

Non-operational, damaged (Action) items, safety or health issues, areas with limited viewing for proper inspection and components that do not serve their intended function (Significant Defects) are listed here. Each of these items will likely require further evaluation and repair by licensed trades people. Cost of repairs is not part of a home inspection.

**Please Read entire report**

#### **BUILDING EXTERIOR**

##### **Wood Siding**

###### **3.6 Condition Damaged**

1. 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 Windows Frames and Sills**

### 3.8 Condition

2. 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.

## **CRAWL SPACE**

### **Drain And Waste Lines**

#### 4.7 Deterioration/Leaks

3. The bathtub drain was leaking.

*SUGGESTION:* We recommend the drain be repaired or replaced.

This was observed under the Hallway Bathroom.

## **GARAGE/CARPORT STRUCTURE**

### **Garage Door Openers**

#### 5.1 Opener Hardware

4. 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.

## **ROOF**

### **The Electrical Service Drop**

#### 6.13

5. 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.

## **WATER HEATER**

### **Temperature And Pressure Relief Valve**

#### 10.7 T-P Discharge Pipe

6. 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

7. 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.

## **INTERIOR**

### **Overall Commentary On The Flooring**

#### 11.9 Floor Conditions

8. 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.

## **ATTIC**

### **Attic Ventilation**

#### 12.8 Soffit and Gable Vents

9. 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

10. 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.

## **KITCHEN**

### **Information On The Dishwasher Drain Separation**

#### 14.3 Condition

11. 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.

## **2. MAINTENANCE ITEMS AND/OR COMPONENTS NEARING THE END OF THEIR SERVICE LIFE**

Any item that in the opinion of the inspector is nearing the end of its normal service life and/or conditions that need repair or maintenance, but have not affected basic function or significant defects are listed here.

**Please Read entire report**

## **BUILDING EXTERIOR**

### **Wood Siding**

#### 3.4

1. 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

2. 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.

**Exterior Doors**

3.7 Door Seals

3. 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.

**Crawl Space Ventilation**

3.10 Conditions

4. 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.

**CRAWL SPACE**

**Crawl Space Hatch**

4.5

5. The Crawl Space hatch door was missing insulation.

*SUGGESTION:* Installing insulation on the hatch door is recommended.

**Floor Insulation**

4.8

6. 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.

**ROOF**

**Debris Considerations**

6.14

7. 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.

**ATTIC**

**Organic Matter**

12.10

8. 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.

## **BATHROOM(S)**

### **Components - Bathtubs and Showers**

#### **13.1 Bathtub Drain Stops**

9. 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.

### **3. FOR YOUR INFORMATION AND OTHER ADVISORIES**

Information that in the opinion of the inspector are worthy of bringing to your attention. In addition other helpful items taken from the report are listed below.

**Read entire report**

## **INFORMATION NOTES**

### **Important Information on the Scope of This Inspection**

#### **1.15**

1. *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

2. 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 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

3. 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**

### **Vegetation Considerations**

#### 2.5

4. 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.

## **BUILDING EXTERIOR**

### **Pest Control Topics**

#### 3.11 Conducive Elements Information

5. 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.

## **GARAGE/CARPORT STRUCTURE**

### **General Comments About The Garage**

#### 5.3

6. 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.

## **ROOF**

### **Gutters**

#### 6.12

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

### **General Comments About The Roof**

#### 6.16 Maintenance

8. 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.**

## **PLUMBING SYSTEM**

### **Private Sewage Disposal**

#### 7.6

9. 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.

## **ELECTRICAL SYSTEM**

### **Notes On The Main Service Panel**

#### 8.11 Circuit Breaker Labeling

10. 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.

## **WATER HEATER**

### **Maintenance**

#### 10.9

11. 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.

### **Water Temperature**

#### 10.11

12. 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.

## **KITCHEN**

### **Kitchen Exhaust**

#### 14.5

13. 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.

Other minor items may also noted in the report and each should receive eventual attention, but none affect the habitability of the house, unless noted. Most are the result of normal wear and tear. This summary report should not be relied on as a substitute for reading the entire attached report, when applicable.

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

We will gladly re-inspect the property, for a nominal fee, to ascertain if the items that you have designated, from our report, to have been properly repaired.

Please read the entire report carefully.

Sincerely,

Shay Schiefelbein

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