



# INVOICE

**Inspect Northwest**  
**3430 Pacific Avenue SE**  
**Suite A-6, PMB 111**  
**Olympia, WA 98501**  
**Inspected By: Andrew Sanchez**

**Inspection Date:** 8/1/2006  
**Report ID:** 08012006 - Queirolo

Customer Info:	Inspection Property:
Chad Queirolo 829 S Sullivan Seattle WA 98108  <b>Customer's Real Estate Professional:</b> Kristen Meyer Keller Williams	3914 S 115th St Tukwila, WA 98168

**Inspection Fee:**

	Service	Price	Amount	Sub-Total
	1001 - 2000 Sq Ft	350.00	1	350.00
				<b>Tax \$0.00</b>
				<b>Total Price \$350.00</b>

**Payment Method:**  
**Payment Status:**Awaiting Payment  
**Note:**



# Inspection Report

**Chad Queirollo**

**Property Address:**

3914 S 115th St  
Tukwila, WA 98168



**Inspect Northwest**

**Andrew Sanchez**  
**3430 Pacific Avenue SE**  
**Suite A-6, PMB 111**  
**Olympia, WA 98501**



<b>Date:</b> 8/1/2006	<b>Time:</b> 10:30 AM	<b>Report ID:</b> 08012006 - Queirolo
<b>Property:</b> 3914 S 115th St Tukwila, WA 98168	<b>Customer:</b> Chad Queirolo	<b>Real Estate Professional:</b> Kristen Meyer Keller Williams

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered prior to the purchase of the property. Any recommendations by the inspector to repair or replace suggests a second opinion or further evaluation by a qualified contractor or expert. All costs associated with further inspection fees and repair or replacement of an item, component or unit should be considered before the purchase of the property.

#### Satisfactory

The item, component, unit or system appeared to be functioning as intended allowing for normal wear and tear. There were no visible indications of failure at the time of the inspection. Please note that many systems in a residence will require periodic servicing and/or continued maintenance.

#### Attention

The item, component, unit or system appeared to be in need of preventative maintenance and/or servicing. These items may also require third party evaluation for additional clarification and/or further information from the home seller or occupant.

#### Repair or Replace

The item, component, unit or system is not functioning as intended and will require repair or replacement at this time. These items are either damaged or not fully functional. Advise contacting qualified experts, professionals, contractors, etc. to perform further evaluation any needed remedial work. Any items that can be repaired to a satisfactory condition or state may not need replacement.

#### Action Needed

The item, component, unit or system is in need of immediate evaluation, modification, repair or replacement as structural deficiencies, damaged systems and/or safety hazards currently exist. Recommend contacting qualified experts, professionals, contractors, etc. to provide the needed remedial work.

#### Wood Destroying Organism/Pest Issue

Items labeled as a WDO/PEST Issue are categorized by the Washington State Department of Agriculture as Wood Destroying Organisms and/or conditions that are conducive to fungal rot and insect infestation. This includes Carpenter Ants, Moisture Ants, Anobiid Beetles, Dampwood Termites, Subterranean Termites and Fungal Rot.

<b>Weather:</b> Partly Cloudy	<b>Temperature:</b> Over 60	<b>Style of Home:</b> Two Story Residence
<b>Approximate Age:</b> 1911	<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 1
<b>Occupied:</b> Yes	<b>Main Entry Faces:</b> South	<b>Client Is Present:</b> Yes

# Structure Summary Report



## Inspect Northwest

**3430 Pacific Avenue SE  
Suite A-6, PMB 111  
Olympia, WA 98501**

**Customer**  
Chad Queirollo

**Property Address**  
3914 S 115th St  
Tukwila, WA 98168

The following list of items and/or discoveries describe defects, improper conditions, items in need of servicing, maintenance, repair or replacement. Please refer to each individual comment for descriptions and recommendations. In general, cosmetic issues are not noted. The inspector attempts to note items and/or systems that are defective, not working properly, conditions that are detrimental to the structure and/or improper conditions that pose safety hazards. Advise contacting licensed contractors, professionals and/or qualified experts to provide any needed remedial work beyond your ability and expertise.

### Structure Perimeter

#### 1.0 Vent Screens

##### REPAIR OR REPLACE

The existing louvered crawlspace vent covers restrict adequate airflow beneath the structure. It is recommended that the louvered covers be replaced with 1/4" wire screen.

#### 1.3 Site Drainage

##### REPAIR OR REPLACE

The exterior grade slopes toward the structure in a few locations. This can allow rain and site water to drain towards the house. Modifications are recommended.

#### 1.5 Earth to Wood Clearance

##### ACTION NEEDED

The inspection has revealed earth to wood contact with the structure at numerous locations. There should be no contact between the earth and exterior wood members as a measure to prevent wood deterioration and a conducive condition for pest infestation. Providing a minimum clearance of 4-6 inches between the earth and exterior wood members is advised as a preventive maintenance measure. Recommend replacing any deteriorated wood members detected during this process.

#### 1.6 Vegetative Contact

##### REPAIR OR REPLACE

There is vegetation in contact with the structure. All vegetation should be trimmed at least 6-12" away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material.



1.6 Picture 1

## Exterior Structure

### 2.1 Exterior Paint

#### REPAIR OR REPLACE

The paint on the exterior wood members is in need of touching up in order to provide long term protection and a pleasing look to the structure. There should not be any exposed, unprotected wood on the exterior of the home.

### 2.2 Window and Door Glass

#### REPAIR OR REPLACE

One of the panes of glass in the upper level SE bedroom is cracked. Recommend replacement as a safety measure.

### 2.3 Eaves and Soffits

#### REPAIR OR REPLACE

There are numerous gaps and openings in the eaves and soffits at the exterior of the structure. In addition, damaged and deteriorated wood members are present at these locations. Recommend providing repair or replacement of all damaged wood members.

### 2.4 Structural Additions

#### ACTION NEEDED

There appear to be 3 additions that have been installed and constructed onto the north side of the structure at some time in the past. The inspector noted numerous improper issues pertaining to these additions:

1. Improper materials being used as exterior siding members
2. Earth to wood contact at numerous locations
3. Structural damage visible at the exterior, underside of the NW structure and numerous improper issues visible in the crawlspace area (rot, insect damage, improper framing methods, etc.)
4. Improper roofing techniques (evidence of leaks)
5. Mold in the laundry area
6. Bathroom and laundry room floor damage/rot
7. Lack of proper earth support beneath the foundation walls
8. Structural posts in the crawlspace that are not bearing properly on footings

It is highly recommended that a licensed contractor be contacted to provide full evaluation of the north side additions as a measure to determine the cost effectiveness of repairing or replacing this area of the structure. It is of this inspector's opinion that removal of all of the additions is warranted at this time. Please see the additional comments and recommendations made in the body of this Summary Report.



2.4 Picture 1



2.4 Picture 2



2.4 Picture 3



2.4 Picture 4

### **Patios, Decks and Porches**

#### **3.0 Decking Members**

##### **REPAIR OR REPLACE**

The inspector noted the following:

1. Fungal rot is present in a number of the wood members at the exterior decks. Recommend replacing all damaged wood members.
2. The decking members are in need of being stained or sealed as a measure to provide long term protection to the wood members.

#### **3.1 Foundation**

##### **ATTENTION**

The entirety of the deck foundations are not accessible due to limited clearances. The decks have been constructed low to the ground.

#### **3.3 Covers and Enclosures**

##### **REPAIR OR REPLACE**

The main entry porch is covered. The two structural support posts are not properly extended to the earth and appear to be bearing on the decking members. Recommend having the cover properly supported.

### **Roof System**

#### **4.0 Cover Material Condition**

##### **ATTENTION**

The inspector noted numerous stains on the torch down roof cover material that may be an indication of

inadequate surface sloping. Recommend monitoring during periods of heavy rainfall.

**4.1 Moss Growth**  
**ATTENTION**

There is moss growth visible on the lower north side roof surface. Recommend removal as a measure to prevent damage to the asphalt shingles.

**4.2 Surface Debris**  
**ATTENTION**

There is debris on the lower north side roof surface that is in need of being removed.

**4.4 Flashing/Caulking**  
**REPAIR OR REPLACE**

The inspector noted lack of proper flashing between the lower north and south side roof surfaces and the upper walls of the home. These areas will be in need of being properly flashed as a measure to prevent moisture intrusion/roof leaks.



4.4 Picture 1

**4.5 Gutters and Downspouts**  
**REPAIR OR REPLACE**

The following issues were noted:

1. The upper east and west side gutters are loose and pulling away from the structure. Advise providing secure installation as a measure to properly divert all roof water away from the home.
2. There are lack of gutters and downspouts at the north side addition. Recommend installing downspouts and gutters at the north side of the structure.



4.5 Picture 1

**4.6 Drains and Splashblocks**  
**REPAIR OR REPLACE**

The majority of the downspouts are draining too close to the home. Recommend properly diverting all rainwater away from the perimeter of the structure.

#### 4.7 Evidence of Leaks

##### REPAIR OR REPLACE

Moisture stains are visible on the interior of the structure between the existing home and north side addition. This is located near the main sewer vent pipe. Advise contacting a licensed roofing contractor to provide further evaluation and repairs as deemed necessary.



4.7 Picture 1

#### 4.8 Soft Spots

##### ATTENTION

There is a dip in the upper west side sloped roof surface. This appears to be due to structural settlement. Recommend contacting a licensed contractor to provide further evaluation as the installation of additional support members may be needed.



4.8 Picture 1

### Utilities and Systems

#### 5.3 Well System

##### ACTION NEEDED

There is an open well at the west side of the structure that appears to be the septic tank (Picture 1). Standing water and a strong sewer-type odor was present at this location. In addition, the main clean-out opening in the waste pipe in the crawlspace is currently open (Picture 2). It is highly recommended that a professional septic tank expert be contacted to provide further evaluation of the plumbing waste system for the structure. This to include an evaluation of the tank, drainfield and all related components. Repair as deemed necessary.



5.3 Picture 1



5.3 Picture 2

### Crawlspace

#### 6.0 Access Size

##### ATTENTION

There is no cover installed over the crawlspace access opening. Recommend installing a cover as a measure to restrict access to insects.

#### 6.1 Wood Members

##### ACTION NEEDED

There are numerous damaged and deteriorated wood members located beneath the north side additions. This appears to be due to insect activity and excessive moisture intrusion. It is recommended that a licensed contractor be contacted to provide further evaluation and replacement of all damaged wood members.

#### 6.2 Clearance

##### ACTION NEEDED

The inspector was unable to gain full access to the underside of the north side addition due to reduced clearances. In addition, due to loose and damaged insulation not all areas were accessible. Please note that there should be a minimum of 12" between the earth and beams and 18" between the earth and floor joists. Advise having this area reinspected once full remedial measures have been performed.

#### 6.4 Debris/Trash

##### ATTENTION

There is wood debris in the crawlspace that is in need of being removed. This is a food source for insects.



6.4 Picture 1

#### 6.6 Vapor Barrier

**REPAIR OR REPLACE**

The vapor barrier beneath this structure is in need of being replaced. The existence vapor barrier is covered with debris, insulation and animal feces.

**6.7 Ventilation****ACTION NEEDED**

The existing crawlspace vent openings are currently obstructed with floor insulation. Recommend cutting back from the vent openings as a measure to restore the intended ventilation of the crawlspace.

**6.9 Earth to Wood Contact****REPAIR OR REPLACE**

Earth to wood contact is present beneath the north side additions at numerous locations. There should be no earth to wood contact as a measure to reduce the possibility of insect infestation and rot. Recommend providing the proper clearances and replacing all damaged wood members discovered during this process.

**6.11 Insulation Condition****ACTION NEEDED**

There are a number of locations beneath the structure where the floor insulation is loose and/or damaged. Recommend contacting a qualified expert to provide repair or replacement.



6.11 Picture 1



6.11 Picture 2



6.11 Picture 3

**6.13 Sump Pump****REPAIR OR REPLACE**

A sump pump has been installed in the crawlspace at some time in the past. The pump was dry during this inspection. It is noted that numerous improper installation methods have been used (no well cover, no overflow pipe, lack of a GFCI outlet, etc.). Advise questioning the seller about any knowledge they have of past moisture beneath this structure. Repair or replacement of the existing system may be required.

## Structure

### 7.0 Smoke Detector(s)

#### ATTENTION

It is highly recommended that smoke detectors be installed in each bedroom as a safety measure.

### 7.4 Interior Stairs

#### REPAIR OR REPLACE

The handrails at the interior stairs are detached in areas. Advise providing secure installation. In addition, there are areas at the interior stairs where protective railings are needed as a safety measure.

## Electrical Systems

### 8.2 Breaker Configuration

#### ATTENTION

There are (2)20 amp breakers protecting the water heater circuit. The breakers may be underrated. Recommend further evaluation by a licensed electrician. Advise questioning the seller as to whether they are aware of any breakers tripping during their ownership.

### 8.4 Receptacle Ground Verify

#### REPAIR OR REPLACE

A number of the three-pronged female 120 volt electrical outlets in the home do not have correct ground circuits. These were located in the dining room, living room and family room. All three-pronged receptacles should have grounds attached. Further evaluation and remedial work as deemed necessary by an electrician is recommended at this time as a safety measure.

### 8.5 Ground Fault Circuit Interrupter Outlets

#### REPAIR OR REPLACE

Current electrical code requires that ground fault circuit interrupters (GFCI) be located in areas where there is a potential danger of electrical shock. Areas such as kitchens, bathrooms, garages and exterior locations. These outlets are designed to trip power immediately if something electric were to come into contact with water. This property appears to predate the adoption of the code and it is not required to add these circuits, however, the inspector highly advises having a licensed electrician install GFCI outlets at the above mentioned locations as a safety measure.

### 8.6 Plugs, Switches, Fixtures and Junction Boxes

#### ACTION NEEDED

The inspector noted the following:

1. The conduit over the water heater wiring is improperly sized. The metal edge of the conduit is improperly in contact with electrical wires. (Picture 1)
  2. The wires to the clothes dryer outlet are improperly exposed.
  3. Numerous improper and hazardous electrical issues exist in the crawlspace area. (Pictures 2-4)
- It is recommended that a licensed electrician be contacted to provide further evaluation of the above mentioned issues and that remedial work as deemed necessary be performed.



8.6 Picture 1



8.6 Picture 2



8.6 Picture 3



8.6 Picture 4

### Heating System

#### 9.5 Non-Heated Living Area

##### ACTION NEEDED

The only heat source for this structure is a Rinnai forced air gas furnace that is located in the living room. The upper level of the structure and main level bedroom and bathroom are not provided with a source of heat. All living spaces in a home should be provided with a source of heat. It is advised that a licensed heating contractor be contacted to provide further evaluation and different options to properly heat this structure.

#### 9.6 Evidence of Recent Servicing

##### ATTENTION

The inspector was unable to locate an apparent service record which would indicate the furnace has had a complete, technically exhaustive evaluation and service within the last year. Complete servicing by a professional is recommended annually prior to the heating season. Questioning the seller on available current service records is advised. If no service records are available within the last year showing a complete evaluation and service, the inspector would recommend that a qualified heating contractor provide a complete service on the system in order to ensure long term function is provided.

### Plumbing System

#### 10.5 Supply Pipes

##### ATTENTION

Please note that due to installed pipe insulation and lack of access to all areas of the crawlspace that the majority of the plumbing pipes were not visible to inspection. Advise having the plumbing system re-

evaluated when proper clearances are provided.

### Water Heater

#### 11.4 Safety Tie Down/Earthquake Bracing

##### REPAIR OR REPLACE

The water heater does not have a safety tie-down system installed to prevent the heater from tipping over. A tie-down system should be installed for safety considerations.

#### 11.5 Installation

##### ACTION NEEDED

The subflooring at the base of the water heater is in a deteriorated state. This appears to be due to past moisture conditions. Recommend replacement of all damaged wood members.

### Attic and Roof Structure

#### 12.0 Ventilation

##### REPAIR OR REPLACE

There are no vents installed in the attic eaves. Attic areas should be vented with half of the ventilating area near the high point of the roof and the other half near the eaves. The ratio of the vent to floor space is 1/300th of the main floor. Good attic ventilation helps keep the attic dry and moisture free, helps extend the life of the roof cover material and also helps keep the main floor of the home cooler during hot summer days. It is recommended that ventilation be provided in the attic areas. Advise contacting a licensed roofing contractor to provide further evaluation and remedial work as deemed necessary.

#### 12.1 Inaccessible Areas

##### ATTENTION

The inspector was unable to access the attic area. The attic access cover appears to be covered with insulation. Recommend having proper access provided as a measure to allow for an evaluation of this area.

### Bathroom(s)

#### 13.0 Floor Cover Material Condition

##### ACTION NEEDED

Rot is present in the bathroom floor at the base of the toilet. Moisture stains are visible in the vinyl at the base of the vanity and toilet. Recommend contacting a licensed contractor to provide an invasive evaluation of this area including replacement of all damaged wood members.



13.0 Picture 1

#### 13.2 Basin Drains

##### ACTION NEEDED

The bathroom sink drain is clogged. Recommend having proper drainage flow at this fixture restored.

### 13.5 Shower/Tub Enclosures

#### REPAIR OR REPLACE

The bathroom tub/shower unit is not properly installed. The unit is not sealed or installed tight against the sidewalls. Recommend contacting a licensed contractor to provide proper installation.



13.5 Picture 1



13.5 Picture 2

### 13.11 Ventilation

#### REPAIR OR REPLACE

The exhaust fan in the bathroom did not appear to function properly during this inspection. Recommend repair or replacement. Please note that the exhaust ducting for this fan was not verified.

### 13.12 Windows

#### ATTENTION

The bathroom window is boarded over.

## Kitchen and Components

### 14.7 Drawers/Doors/Cabinets

#### REPAIR OR REPLACE

The kitchen cabinets are damaged in areas. Recommend repair or replacement.

## Laundry Area

### 15.4 Dryer Ventilation System

#### ATTENTION

The clothes dryer appeared to be venting into the laundry room during this inspection. Further evaluation is advised. This appliance should vent to the exterior of the structure as a measure to reduce moisture levels in the home.

### 15.5 Floor Cover Material Condition

#### REPAIR OR REPLACE

A proper water resistant floor cover material is needed in the laundry room. Plywood is currently visible.

### 15.6 Lighting

#### REPAIR OR REPLACE

The light fixture in the laundry room is currently suspended by electrical wires. In addition, the switch is defective. Recommend replacement.



15.6 Picture 1

**15.7 Area Ventilation****ATTENTION**

It is recommended that an exhaust fan be installed in the laundry room as a measure to eliminate excessive moisture and humidity.

**15.8 Walls****REPAIR OR REPLACE**

What appears to be mold is visible on the walls and ceilings in the laundry room. Mold testing is outside the scope of this inspection. Please note that some molds can be health hazardous. It is recommended that mold testing be performed in this area as a safety measure.



15.8 Picture 1

**Living Room****16.0 Ceilings and Walls****ACTION NEEDED**

The living room ceiling finish is cracked in areas. The ceiling is also sagging beneath the upper level bedrooms. It is recommended that a licensed contractor be contacted to provide further evaluation as additional support for the upper level floor appears to be needed at this time.

**16.1 Doors****REPAIR OR REPLACE**

The main level bedroom door is damaged and in need of being replaced.

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**Structure Perimeter****General Information****FOUNDATION MATERIAL:**

Combination:  
Poured Concrete  
Post and Pier

**Inspection Responses****1.0 Vent Screens**

REPAIR OR REPLACE

The existing louvered crawlspace vent covers restrict adequate airflow beneath the structure. It is recommended that the louvered covers be replaced with 1/4" wire screen.

**1.1 Visible Foundation Cracks**

SATISFACTORY

At the time of the inspection there were no visible cracks in the concrete foundation walls.

**1.2 Evidence of Settlement**

ATTENTION

See Living Room, Exterior Structure and Crawlspace for further comments.

**1.3 Site Drainage**

REPAIR OR REPLACE

The exterior grade slopes toward the structure in a few locations. This can allow rain and site water to drain towards the house. Modifications are recommended.

**1.4 Evidence of Animal Infestation**

ATTENTION

See Crawlspace.

**1.5 Earth to Wood Clearance**

ACTION NEEDED

The inspection has revealed earth to wood contact with the structure at numerous locations. There should be no contact between the earth and exterior wood members as a measure to prevent wood deterioration and a conducive condition for pest infestation. Providing a minimum clearance of 4-6 inches between the earth and exterior wood members is advised as a preventive maintenance measure. Recommend replacing any deteriorated wood members detected during this process.

**1.6 Vegetative Contact**

REPAIR OR REPLACE

There is vegetation in contact with the structure. All vegetation should be trimmed at least 6-12" away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material.

**1.7 Address Identification**

SATISFACTORY

The address numbers for the structure are visible from the street.

**Exterior Structure****General Information****FLAT SURFACE MATERIAL:**

Wood Siding

**WINDOW TYPE:**

Vinyl Double Pane

**Inspection Responses****2.0 Siding Condition**

REPAIR OR REPLACE

See Structural Additions in the Exterior Structure category for comments and recommendations.

**2.1 Exterior Paint**

REPAIR OR REPLACE

The paint on the exterior wood members is in need of touching up in order to provide long term protection and a pleasing look to the structure. There should not be any exposed, unprotected wood on the exterior of the home.

**2.2 Window and Door Glass**

**REPAIR OR REPLACE**

One of the panes of glass in the upper level SE bedroom is cracked. Recommend replacement as a safety measure.

**2.3 Eaves and Soffits****REPAIR OR REPLACE**

There are numerous gaps and openings in the eaves and soffits at the exterior of the structure. In addition, damaged and deteriorated wood members are present at these locations. Recommend providing repair or replacement of all damaged wood members.

**2.4 Structural Additions****ACTION NEEDED**

There appear to be 3 additions that have been installed and constructed onto the north side of the structure at some time in the past. The inspector noted numerous improper issues pertaining to these additions:

1. Improper materials being used as exterior siding members
2. Earth to wood contact at numerous locations
3. Structural damage visible at the exterior, underside of the NW structure and numerous improper issues visible in the crawlspace area (rot, insect damage, improper framing methods, etc.)
4. Improper roofing techniques (evidence of leaks)
5. Mold in the laundry area
6. Bathroom and laundry room floor damage/rot
7. Lack of proper earth support beneath the foundation walls
8. Structural posts in the crawlspace that are not bearing properly on footings

It is highly recommended that a licensed contractor be contacted to provide full evaluation of the north side additions as a measure to determine the cost effectiveness of repairing or replacing this area of the structure. It is of this inspector's opinion that removal of all of the additions is warranted at this time. Please see the additional comments and recommendations made in the body of this Summary Report.

**Patios, Decks and Porches****Inspection Responses****3.0 Decking Members****REPAIR OR REPLACE**

The inspector noted the following:

1. Fungal rot is present in a number of the wood members at the exterior decks. Recommend replacing all damaged wood members.
2. The decking members are in need of being stained or sealed as a measure to provide long term protection to the wood members.

**3.1 Foundation****ATTENTION**

The entirety of the deck foundations are not accessible due to limited clearances. The decks have been constructed low to the ground.

**3.2 Lighting****SATISFACTORY**

The deck lights functioned properly during this inspection.

**3.3 Covers and Enclosures****REPAIR OR REPLACE**

The main entry porch is covered. The two structural support posts are not properly extended to the earth and appear to be bearing on the decking members. Recommend having the cover properly supported.

**Roof System****General Information****COVER MATERIAL:**

Combination:  
Asphalt Composition Shingles  
Torch Down Membrane

**ROOF TYPE:**

Pitched

**ROOF EVALUATED FROM::**

Walked/Visual

**Inspection Responses****4.0 Cover Material Condition**

**ATTENTION**

The inspector noted numerous stains on the torch down roof cover material that may be an indication of inadequate surface sloping. Recommend monitoring during periods of heavy rainfall.

**4.1 Moss Growth****ATTENTION**

There is moss growth visible on the lower north side roof surface. Recommend removal as a measure to prevent damage to the asphalt shingles.

**4.2 Surface Debris****ATTENTION**

There is debris on the lower north side roof surface that is in need of being removed.

**4.3 Ridges****SATISFACTORY**

The ridges were in satisfactory condition during this inspection.

**4.4 Flashing/Caulking****REPAIR OR REPLACE**

The inspector noted lack of proper flashing between the lower north and south side roof surfaces and the upper walls of the home. These areas will be in need of being properly flashed as a measure to prevent moisture intrusion/roof leaks.

**4.5 Gutters and Downspouts****REPAIR OR REPLACE**

The following issues were noted:

1. The upper east and west side gutters are loose and pulling away from the structure. Advise providing secure installation as a measure to properly divert all roof water away from the home.
2. There are lack of gutters and downspouts at the north side addition. Recommend installing downspouts and gutters at the north side of the structure.

**4.6 Drains and Splashblocks****REPAIR OR REPLACE**

The majority of the downspouts are draining too close to the home. Recommend properly diverting all rainwater away from the perimeter of the structure.

**4.7 Evidence of Leaks****REPAIR OR REPLACE**

Moisture stains are visible on the interior of the structure between the existing home and north side addition. This is located near the main sewer vent pipe. Advise contacting a licensed roofing contractor to provide further evaluation and repairs as deemed necessary.

**4.8 Soft Spots****ATTENTION**

There is a dip in the upper west side sloped roof surface. This appears to be due to structural settlement. Recommend contacting a licensed contractor to provide further evaluation as the installation of additional support members may be needed.

**Utilities and Systems****General Information****ELECTRICAL SERVICES:**

Overhead

**WATER SOURCE:**

City

**WATER METER LOCATION:**

Not Located

**SEWER:**

Septic Tank(s)

**SEWER LINE CLEANOUT LOCATION::**

Crawlspace

**GAS SERVICE:**

Natural

**Inspection Responses****5.0 Overhead Service Wires****SATISFACTORY**

The overhead service wires were in satisfactory condition during this inspection.

**5.1 Gas Odors/Evidence of Leaks****SATISFACTORY**

No gas odors or leaks were apparent to the inspector during this inspection. Your nose is your best friend in detecting potential leaks indoors. Inside any building - business or residence - trust your nose to help you identify a potential problem. If you SMELL an odor that has the distinct scent of sulfur or rotten eggs, there

may be a leak and you need to be prepared to take action.

If you detect a leak indoors here's what you do:

1. Clear all occupants from the structure.
2. Call the utility provider

Two Very Important Tips:

1. Do not turn on or off an electrical switch or appliance of any kind.
2. Once you leave the building, do not return to the structure until it has been examined by a representative from the utility provider, the necessary steps have been taken to correct the problem, the area has been declared safe, and you have been authorized to re-enter.

## 5.2 Vents and Exhaust

SATISFACTORY

The accessible and visible vents and exhausts were in satisfactory condition during this inspection.

## 5.3 Well System

ACTION NEEDED

There is an open well at the west side of the structure that appears to be the septic tank (Picture 1). Standing water and a strong sewer-type odor was present at this location. In addition, the main clean-out opening in the waste pipe in the crawlspace is currently open (Picture 2). It is highly recommended that a professional septic tank expert be contacted to provide further evaluation of the plumbing waste system for the structure. This to include an evaluation of the tank, drainfield and all related components. Repair as deemed necessary.

### Crawlspace

#### General Information

**ACCESS LOCATION(S):**

Exterior

**METHOD OF INSPECTION:**

Entrance

**INSULATION TYPE:**

Fiberglass Batts

#### Inspection Responses

### 6.0 Access Size

ATTENTION

There is no cover installed over the crawlspace access opening. Recommend installing a cover as a measure to restrict access to insects.

### 6.1 Wood Members

ACTION NEEDED

There are numerous damaged and deteriorated wood members located beneath the north side additions. This appears to be due to insect activity and excessive moisture intrusion. It is recommended that a licensed contractor be contacted to provide further evaluation and replacement of all damaged wood members.

### 6.2 Clearance

ACTION NEEDED

The inspector was unable to gain full access to the underside of the north side addition due to reduced clearances. In addition, due to loose and damaged insulation not all areas were accessible. Please note that there should be a minimum of 12" between the earth and beams and 18" between the earth and floor joists. Advise having this area reinspected once full remedial measures have been performed.

### 6.3 Inaccessible Areas

ATTENTION

The entire under-floor area is insulated. The majority of the wood framing members (floor joists, sill plates and subflooring) are not visible.

### 6.4 Debris/Trash

ATTENTION

There is wood debris in the crawlspace that is in need of being removed. This is a food source for insects.

### 6.5 Moisture/Dampness

SATISFACTORY

No standing water was visible in the crawl space during this inspection. It is recommended that the area be

periodically monitored after periods of heavy rainfall. Standing water beneath a home is a condition conducive to insects, rot and mold.

**6.6 Vapor Barrier****REPAIR OR REPLACE**

The vapor barrier beneath this structure is in need of being replaced. The existence vapor barrier is covered with debris, insulation and animal feces.

**6.7 Ventilation****ACTION NEEDED**

The existing crawlspace vent openings are currently obstructed with floor insulation. Recommend cutting back from the vent openings as a measure to restore the intended ventilation of the crawlspace.

**6.8 Evidence of Animals****ACTION NEEDED**

See Insulation.

**6.9 Earth to Wood Contact****REPAIR OR REPLACE**

Earth to wood contact is present beneath the north side additions at numerous locations. There should be no earth to wood contact as a measure to reduce the possibility of insect infestation and rot. Recommend providing the proper clearances and replacing all damaged wood members discovered during this process.

**6.10 Pipes/Ducts****ATTENTION**

See Plumbing System.

**6.11 Insulation Condition****ACTION NEEDED**

There are a number of locations beneath the structure where the floor insulation is loose and/or damaged. Recommend contacting a qualified expert to provide repair or replacement.

**6.12 Post to Beam Hardware****SATISFACTORY**

The wood posts under the south side of the home are properly gusset strapped to the floor beams.

**6.13 Sump Pump****REPAIR OR REPLACE**

A sump pump has been installed in the crawlspace at some time in the past. The pump was dry during this inspection. It is noted that numerous improper installation methods have been used (no well cover, no overflow pipe, lack of a GFCI outlet, etc.). Advise questioning the seller about any knowledge they have of past moisture beneath this structure. Repair or replacement of the existing system may be required.

**Structure****General Information****STRUCTURE DESCRIPTION:**

Single Family Residence

**Inspection Responses****7.0 Smoke Detector(s)****ATTENTION**

It is highly recommended that smoke detectors be installed in each bedroom as a safety measure.

**7.1 Security System****ATTENTION**

There is an installed security system in this home. Inspecting security systems is outside the scope of this inspection. Recommend questioning the seller as to how to operate the system including obtaining any instruction manuals.

**7.2 Furnishings****ATTENTION**

The inspector feels that the amount of furniture and/or stored items in this home limited his ability to visually inspect all areas thoroughly. Notation is made that the inspector does not move belongings in order to perform the inspection.

**7.3 Window Latches and Locks****SATISFACTORY**

The accessible window latches and locks were functional at the time of the inspection.

#### 7.4 Interior Stairs

##### REPAIR OR REPLACE

The handrails at the interior stairs are detached in areas. Advise providing secure installation. In addition, there are areas at the interior stairs where protective railings are needed as a safety measure.

### Electrical Systems

#### General Information

**MAIN PANEL LOCATION:**

Bedroom

**SERVICE TO PANEL:**

Aluminum

**WIRE METHOD:**

Combination:

Romex

Knob and Tube

**SERVICE AMPS/VOLTS:**

200 Amps - 120/240 Volts

**PANEL TO STRUCTURE:**

Copper

**OVERCURRENT DEVICES:**

Breakers

**PANEL MANUFACTURER:**

Siemens

#### Inspection Responses

#### 8.0 Panel Cover

SATISFACTORY

#### 8.1 Panel Cover Removed

SATISFACTORY

The panel cover was removed to allow for an evaluation of the internal components.

#### 8.2 Breaker Configuration

ATTENTION

There are (2)20 amp breakers protecting the water heater circuit. The breakers may be underrated.

Recommend further evaluation by a licensed electrician. Advise questioning the seller as to whether they are aware of any breakers tripping during their ownership.

#### 8.3 Wire-Over Current Compatibility

SATISFACTORY

#### 8.4 Receptacle Ground Verify

REPAIR OR REPLACE

A number of the three-pronged female 120 volt electrical outlets in the home do not have correct ground circuits. These were located in the dining room, living room and family room. All three-pronged receptacles should have grounds attached. Further evaluation and remedial work as deemed necessary by an electrician is recommended at this time as a safety measure.

#### 8.5 Ground Fault Circuit Interrupter Outlets

REPAIR OR REPLACE

Current electrical code requires that ground fault circuit interrupters (GFCI) be located in areas where there is a potential danger of electrical shock. Areas such as kitchens, bathrooms, garages and exterior locations.

These outlets are designed to trip power immediately if something electric were to come into contact with water. This property appears to predate the adoption of the code and it is not required to add these circuits, however, the inspector highly advises having a licensed electrician install GFCI outlets at the above mentioned locations as a safety measure.

#### 8.6 Plugs, Switches, Fixtures and Junction Boxes

ACTION NEEDED

The inspector noted the following:

1. The conduit over the water heater wiring is improperly sized. The metal edge of the conduit is improperly in contact with electrical wires. (Picture 1)
2. The wires to the clothes dryer outlet are improperly exposed.
3. Numerous improper and hazardous electrical issues exist in the crawlspace area. (Pictures 2-4)

It is recommended that a licensed electrician be contacted to provide further evaluation of the above mentioned issues and that remedial work as deemed necessary be performed.

### Heating System

#### General Information

**SYSTEM TYPE:****MANUFACTURER:****LOCATION(S):**

Forced Air Gas Furnace

Rinnai

Living Room

**THERMOSTAT LOCATION(S):**  
On Unit

### Inspection Responses

#### 9.0 Thermostat Condition

SATISFACTORY

The heating system thermostat functional properly during this inspection.

#### 9.1 On/Off Check

SATISFACTORY

The heating system was operated using standard user controls. The system functioned during this inspection.

#### 9.2 Operation Noise

SATISFACTORY

No abnormal noises were noted in the furnace during this inspection.

#### 9.3 Filter Condition

SATISFACTORY

#### 9.4 Vents and Flues

SATISFACTORY

The exhaust flue for the heating system appeared to be in functional condition during this inspection.

#### 9.5 Non-Heated Living Area

ACTION NEEDED

The only heat source for this structure is a Rinnai forced air gas furnace that is located in the living room. The upper level of the structure and main level bedroom and bathroom are not provided with a source of heat. All living spaces in a home should be provided with a source of heat. It is advised that a licensed heating contractor be contacted to provide further evaluation and different options to properly heat this structure.

#### 9.6 Evidence of Recent Servicing

ATTENTION

The inspector was unable to locate an apparent service record which would indicate the furnace has had a complete, technically exhaustive evaluation and service within the last year. Complete servicing by a professional is recommended annually prior to the heating season. Questioning the seller on available current service records is advised. If no service records are available within the last year showing a complete evaluation and service, the inspector would recommend that a qualified heating contractor provide a complete service on the system in order to ensure long term function is provided.

### Plumbing System

#### General Information

##### STRUCTURE PIPE MATERIAL:

Galvanized Steel  
Not All Visible

##### WASTE PIPE MATERIAL:

Combination:  
Steel  
Cast Iron  
Plastic

##### WATER PRESSURE (PSI):

55 psi

##### MAIN WATER SHUT-OFF VALVE LOCATION:

Not Located

### Inspection Responses

#### 10.0 Visible Corrosion

ATTENTION

The majority of the plumbing pipes beneath the structure are insulated. This prevents a complete visual inspection.

#### 10.1 Hot Water Pipe Insulation

SATISFACTORY

The plumbing pipes beneath this structure are insulated.

#### 10.2 Evidence of Leaks

REPAIR OR REPLACE

See Bathroom Floor.

#### 10.3 Interior Water Flow

**SATISFACTORY**

The interior water flow was functional during this inspection. No excessive reduction or fluctuation inflow was identified when multiple fixtures were operated.

**10.4 Exterior Water Flow****SATISFACTORY****10.5 Supply Pipes****ATTENTION**

Please note that due to installed pipe insulation and lack of access to all areas of the crawlspace that the majority of the plumbing pipes were not visible to inspection. Advise having the plumbing system re-evaluated when proper clearances are provided.

**Water Heater****General Information****LOCATION:**

Interior Closet

**TYPE:**

Electric

**CAPACITY:**

50 Gallons

**INSULATION RATING:**

No Visible Rating

**Inspection Responses****11.0 Evidence of Leaks****SATISFACTORY**

There were no visible leaks at the water heater during this inspection.

**11.1 Evidence of Encrustations****SATISFACTORY**

No corrosion was visible between the flexible fill pipes and the connections at the top of the water heater. Advise periodically monitoring these connections for corrosion and leaks.

**11.2 Safety Valve****SATISFACTORY**

There is a pressure relief valve installed on the hot water heater. The valve is typically not tested due to potential leakage upon testing.

**11.3 Overflow Pipe****SATISFACTORY**

The water heater is supplied with an overflow pipe. This is attached to the pressure relief valve. The pipe is installed to prevent someone from being sprayed with hot water in the event that the valve discharges. Discharging of the valve is uncommon and typically indicates that the water heater or pressure relief valve is in need of repair or replacement.

**11.4 Safety Tie Down/Earthquake Bracing****REPAIR OR REPLACE**

The water heater does not have a safety tie-down system installed to prevent the heater from tipping over. A tie-down system should be installed for safety considerations.

**11.5 Installation****ACTION NEEDED**

The subflooring at the base of the water heater is in a deteriorated state. This appears to be due to past moisture conditions. Recommend replacement of all damaged wood members.

**Attic and Roof Structure****General Information****ACCESS LOCATION(S):**

Upper Level Ceiling

**RAFTERS:**

Not Determined

**CEILING JOISTS:**

Not Determined

**INSULATION:**

Recycled Fibers

**Inspection Responses****12.0 Ventilation****REPAIR OR REPLACE**

There are no vents installed in the attic eaves. Attic areas should be vented with half of the ventilating area near the high point of the roof and the other half near the eaves. The ratio of the vent to floor space is

1/300th of the main floor. Good attic ventilation helps keep the attic dry and moisture free, helps extend the life of the roof cover material and also helps keep the main floor of the home cooler during hot summer days. It is recommended that ventilation be provided in the attic areas. Advise contacting a licensed roofing contractor to provide further evaluation and remedial work as deemed necessary.

#### 12.1 Inaccessible Areas

##### ATTENTION

The inspector was unable to access the attic area. The attic access cover appears to be covered with insulation. Recommend having proper access provided as a measure to allow for an evaluation of this area.

### Bathroom(s)

#### General Information

##### LOCATION(S):

Main Level

#### Inspection Responses

#### 13.0 Floor Cover Material Condition

##### ACTION NEEDED

Rot is present in the bathroom floor at the base of the toilet. Moisture stains are visible in the vinyl at the base of the vanity and toilet. Recommend contacting a licensed contractor to provide an invasive evaluation of this area including replacement of all damaged wood members.

#### 13.1 Basins and Fixtures

##### SATISFACTORY

The bathroom sink and faucet assembly were in functional condition during this inspection.

#### 13.2 Basin Drains

##### ACTION NEEDED

The bathroom sink drain is clogged. Recommend having proper drainage flow at this fixture restored.

#### 13.3 Shower Fixtures

##### SATISFACTORY

The shower fixtures were functional during this inspection.

#### 13.4 Shower Heads

##### SATISFACTORY

The shower head was functional during this inspection.

#### 13.5 Shower/Tub Enclosures

##### REPAIR OR REPLACE

The bathroom tub/shower unit is not properly installed. The unit is not sealed or installed tight against the sidewalls. Recommend contacting a licensed contractor to provide proper installation.

#### 13.6 Caulking (Water Exposed Areas)

##### ATTENTION

See Shower/Tub Enclosure above.

#### 13.7 Tubs

##### ATTENTION

See Shower/Tub Enclosure above.

#### 13.8 Tub Fixtures

##### SATISFACTORY

The tub fixtures were functional during this inspection.

#### 13.9 Tub/Shower Drains

##### SATISFACTORY

The tub drained properly during this inspection.

#### 13.10 Toilets

##### REPAIR OR REPLACE

See Floor Cover Material above.

#### 13.11 Ventilation

##### REPAIR OR REPLACE

The exhaust fan in the bathroom did not appear to function properly during this inspection. Recommend

repair or replacement. Please note that the exhaust ducting for this fan was not verified.

**13.12 Windows**

ATTENTION

The bathroom window is boarded over.

**Kitchen and Components****Inspection Responses****14.0 Sink Condition**

SATISFACTORY

The kitchen sink was in functional condition during this inspection.

**14.1 Faucet Assembly Operation**

SATISFACTORY

The kitchen sink faucet functioned properly during this inspection.

**14.2 Sink Drainage Flow**

SATISFACTORY

The kitchen sink drained properly during this inspection.

**14.3 Stove Exhaust Fan**

SATISFACTORY

The exhaust fan in the kitchen functioned properly during this inspection.

**14.4 Windows**

SATISFACTORY

**14.5 Oven Operation**

SATISFACTORY

The bake and broil elements heated up properly during this inspection.

**14.6 Lighting**

SATISFACTORY

The kitchen lights functioned properly during the inspection.

**14.7 Drawers/Doors/Cabinets**

REPAIR OR REPLACE

The kitchen cabinets are damaged in areas. Recommend repair or replacement.

**Laundry Area****General Information****LOCATION:**

Main Level

**Inspection Responses****15.0 Washer Hookup**

YES

There are proper plumbing and electrical connections provided to the washing machine.

**15.1 Dryer Hookup**

YES

The inspector noted proper electrical connections to the dryer.

**15.2 Dryer Electrical Service (220 volt)**

SATISFACTORY

There is a 220 volt electrical connection provided to the clothes dryer.

**15.3 Washer Drain**

ATTENTION

The washing machine drain system was not tested. Clothes were in the washing machine during this inspection.

**15.4 Dryer Ventilation System**

ATTENTION

The clothes dryer appeared to be venting into the laundry room during this inspection. Further evaluation is

advised. This appliance should vent to the exterior of the structure as a measure to reduce moisture levels in the home.

**15.5 Floor Cover Material Condition****REPAIR OR REPLACE**

A proper water resistant floor cover material is needed in the laundry room. Plywood is currently visible.

**15.6 Lighting****REPAIR OR REPLACE**

The light fixture in the laundry room is currently suspended by electrical wires. In addition, the switch is defective. Recommend replacement.

**15.7 Area Ventilation****ATTENTION**

It is recommended that an exhaust fan be installed in the laundry room as a measure to eliminate excessive moisture and humidity.

**15.8 Walls****REPAIR OR REPLACE**

What appears to be mold is visible on the walls and ceilings in the laundry room. Mold testing is outside the scope of this inspection. Please note that some molds can be health hazardous. It is recommended that mold testing be performed in this area as a safety measure.

**Living Room****Inspection Responses****16.0 Ceilings and Walls****ACTION NEEDED**

The living room ceiling finish is cracked in areas. The ceiling is also sagging beneath the upper level bedrooms. It is recommended that a licensed contractor be contacted to provide further evaluation as additional support for the upper level floor appears to be needed at this time.

**16.1 Doors****REPAIR OR REPLACE**

The main level bedroom door is damaged and in need of being replaced.

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