

V.I. Inspections

Page 1 of 17
20:42 May 08, 2020

Stephen Barnes.
1419 N 54th St

Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Exterior	4
Roof	4
Garage/Carport	5
Electrical	6
Structure	7
Basement	7
Fireplace/Wood Stove	8
Heating System	8
Plumbing	9
Bathroom	10
Bedroom	11
Living Space	12
Kitchen	13
Laundry Room/Area	14
Summary	15

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1419 N 54th St
City Seattle. State WA Zip 98103
Contact Name Steve Hill & Sandra Brenner.

Client Information

Client Name Stephen Barnes.

Inspection Company

Inspector Name Brandal Gehr
Company Name V.I. Inspections
Inspector Brandal Gehr, WA ST Lic #247
Phone 206.227.2086
Email brandal@viinspections.com
Amount Received \$675.00

Conditions

Others Present Home Owner. Property Occupied Occupied.
Estimated Age 2005 Entrance Faces North.
Inspection Date 05/08/2020
Start Time 1:15 pm End Time 3:30 pm
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 70's
Weather Clear. Soil Conditions Wet.
Space Below Grade Basement.
Building Type Single family. Garage Detached.
Water Source City. How Verified Multiple Listing Service.
Sewage Disposal City. How Verified Multiple Listing Service.
Additions/Modifications N/A
Permits Obtained N/A How Verified N/A

V.I. Inspections

Lots and Grounds

A NPNI M D

1. Driveway: Paver.
2. Walks: Stone, Paver, Gravel. Sections of front entry walkway are uneven due to root intrusion, trip hazard.
3. Steps/Stoops: Wood, Paver. No graspable handrails present (safety).
4. Porch: Wood. Railings for front porch are too low for today's standard, traditional for design of house (safety).
Tongue and groove decking on front porch has higher potential for water intrusion, seams within tongue and groove decking will need to be maintained against moisture intrusion.
5. Patio: Paver.
6. Grading: Minor slope.
7. Swale: Flat or negative slope. S side of property directs water run off towards house.
Additional drainage may be required if water issues are found to occur in basement area.
8. Vegetation: Lawn, shrubs, trees. Tree limbs over hang the garage and roof and should be cut back.
Tree needs to be trimmed back from electrical service line.
An evaluation by a qualified arborist is recommended to estimate services required to repair this problem. Tree needs to be trimmed back from electrical service line.
9. Window Wells: Metal. Cannot verify drainage system for window wells, higher potential for moisture intrusion at window well locations, additional drainage may be required.
Debris should be removed from window well.
NW window well is fall hazard, recommend safety grate be installed.
A qualified contractor is recommended to evaluate and estimate repairs.
10. Retaining Walls: Stone, Concrete.
11. Basement Stairwell: Concrete.
12. Basement Stairwell Drain: Surface drain.
13. Fences: Wood. Fences should be maintained against moisture intrusion.
S fence system install unfinished at time of inspection.
14. Lawn Sprinklers: Front and back yard. Yard sprinkler systems are outside of the scope of home inspection, not inspected.
15. Water Feature: Backyard. Water features are outside scope of normal home inspection, not inspected.

V.I. Inspections

Exterior

A NPNI M D

Whole structure. Exterior Surface _____

1. Type: Cedar siding. A few shingles are cupping on W and S sides of house, will need to be maintained against weathering.
2. Trim: Wood. Ends of knee brace trim work, protruding into weather from soffit areas, need to be maintained against moisture intrusion. Either paint needs to be maintained and/or metal flashing installed to prevent water intrusion into wood product.
3. Fascia: Wood.
4. Soffits: Wood.
5. Entry Doors: Wood/glass.
6. Patio Door: Wood/glass.
7. Windows: Wood frame.
8. Window Screens: Vinyl mesh.
9. Basement Windows: Wood framed.
10. Exterior Lighting: Surface mount.
11. Exterior Electric Outlets: 110 VAC GFCI. Front porch outlet is missing weather cover.
12. Hose Bibs: Gate.
13. Gas Meter: Exterior surface mount at W side of home.
14. Main Gas Valve: Located at gas meter.

Roof

A NPNI M D

Main. Roof Surface _____

1. Method of Inspection: On roof.
2. Unable to Inspect: 0%
3. Material: Asphalt shingle. Multiple ridge caps are cracked.
N ridge cap pieces broken and/or missing.
Upper NW roof at rake edge damaged from past tree contact.
Safety anchor is missing weather cap.
A qualified roofing contractor is recommended to evaluate and estimate repairs.
4. Type: Gable.
5. Approximate Age: 15-20 years.
6. Flashing: Galvanized.
7. Valleys: Preformed metal.
8. Plumbing Vents: PVC.
9. Ventilation: Ridge and soffit vent. Type of ridge vent used has been found to not vent very well, should be upgraded to externally baffled design.
10. Electrical Mast: Side mount.
11. Gutters: Galvanized. Light rust occurring in sections of gutters, rust areas should be prepped and sealed.
12. Downspouts: Galvanized. Downspout install unfinished at time of inspection. All downspouts need to be attached to leader system.

V.I. Inspections

Roof (Continued)

13. Leader/Extension: Plastic. Not raining at time of inspection, leader system not inspected.
E chimney. Chimney _____
14. Chimney: Wood framed brick veneer.
15. Flue/Flue Cap: Metal.
16. Chimney Flashing: Galvanized.
W chimney. Chimney _____
17. Chimney: Wood framed brick veneer. Chimney is faux chimney, no flue.
No screening along underside of chimney base, recommend screening to prevent future pest intrusion.
18. Chimney Flashing: Galvanized.

Garage/Carport

A NPNI M D

- Detached. Garage _____
1. Type of Structure: Detached. Car Spaces: 1
2. Garage Doors: Wood/Glass.
3. Door Operation: Mechanized.
4. Door Opener: BFT.
5. Exterior Surface: Cedar siding, Concrete paneling. Concrete paneling trim work install is unfinished at time of inspection.
Concrete paneling is primed but not painted.
6. Roof: Asphalt shingle. N roof shingles at peek are well worn from past tree branch contact, exposed wood, water intrusion spot.
A qualified roofing contractor is recommended to evaluate and estimate repairs.
Tree debris will need to be maintained off of roof.
7. Roof Structure: 2x6 Rafter.
8. Service Doors: Fiberglass/glass.
9. Ceiling: Exposed framing.
10. Walls: Exposed framing.
11. Floor/Foundation: Poured concrete.
12. Hose Bibs: Gate. Vacuum breakers are not installed. Should be installed to prevent back flow.
13. Electrical: 110 VAC GFCI.
14. Windows: Wood frame.
15. Gutters: Galvanized. No gutter installed on E side of garage.
Gutter system needs cleaning.
16. Downspouts: Galvanized.
17. Leader/Extensions: Plastic.

Electrical

A NPNI M D

1. Service Size Amps: 200 amps. Volts: 110-240 VAC.
2. Service: Copper.
3. 120 VAC Branch Circuits: Copper.
4. 240 VAC Branch Circuits: Copper.
5. Aluminum Wiring: Not present.
6. Conductor Type: NM sheathed wiring.
7. Ground: Plumbing and rod in ground. No visible plumbing ground within 5' of water main entrance.

8. Smoke Detectors: Hard wired with battery back up. No smoke detector installed at basement level at time of inspection, smoke detectors need to be installed on all floors.
9. Carbon Monoxide Detectors: Hard wired with battery back up. No carbon monoxide detector installed at basement level at time of inspection, carbon monoxide detectors need to be installed on all floors.

Basement. Electric Panel

10. Manufacturer: General Electric. No Labor and Industries sticker on panel cover indicates that electrical work may have not been permitted, buyer to verify permits were issued and closed.
11. Maximum Capacity: 200 Amps.
12. Main Breaker Size: 200 Amps.
13. Breakers: Copper and Aluminum.
14. AFCI: 110 volt.
15. GFCI: 110 volt.
16. Is the panel bonded? Yes No

Garage. Electric Panel

17. Manufacturer: Square D.
18. Maximum Capacity: 75 Amps.
19. Main Breaker Size: 30 Amps.
20. Breakers: Copper and Aluminum.
21. Is the panel bonded? Yes No

V.I. Inspections

Structure

A NPNI M D

1. Structure Type: Wood frame.
2. Foundation: Poured concrete.
3. Differential Movement: No movement or displacement noted.
4. Beams: Not visible.
5. Bearing Walls: Frame.
6. Joists/Trusses: Not visible.
7. Floor/Slab: Poured concrete.
8. Stairs/Handrails: Wood/wood.
9. Subfloor: Not visible.
10. Below Grade: Basement. In areas below grade the potential for moisture intrusion is greater, additional drainage may be necessary to prevent moisture intrusion in to below grade spaces. No moisture intrusion noted at time of inspection.

Basement

A NPNI M D

Main. Basement

1. Unable to Inspect: 0%
2. Ceiling: Paint.
3. Walls: Paint. Trim install for doors and windows unfinished at time of inspection.
4. Floor: Poured concrete.
5. Doors: Wood, Fiberglass/glass.
6. Windows: Wood frame.
7. Electrical: 110 VAC.
8. Smoke Detector: Not installed. Not installed at time of inspection.
9. HVAC Source: Radiant floor heat.
10. Insulation: Not visible.
11. Ventilation: Windows.
12. Moisture Location: None.
13. Basement Stairs/Railings: Wood/OSB. Basement access door opens out over basement stairwell, not allowed, needs to open out onto 36" landing or open into first floor hallway. A qualified contractor is recommended to evaluate and estimate repairs

Fireplace/Wood Stove

A NPNI M D

Study. Fireplace

- Fireplace Construction: Prefab.
- Type: Wood burning.
- Smoke Chamber: Metal.
- Flue: Metal.
- Damper: Metal.
- Hearth: Flush mounted.

Kitchen sitting area. Fireplace

- Fireplace Construction: Prefab.
- Type: Gas log.
- Smoke Chamber: Metal.
- Flue: Metal.
- Hearth: Raised.

Heating System

A NPNI M D

Attic. Heating System

- Heating System Operation: Adequate. Recommend following manufacturer service schedule. Boilers are engaged and observed to see if they provide heat to an adequate temperature. Boilers are sealed systems and are not taken apart as part of the inspection. Boiler inspections and service need to be preformed by a licensed boiler contractor.
- Manufacturer: Viessmann.
- Model Number: B2HA35 Serial Number: 7510830
- Type: Boiler system. Capacity: 125,000 btu/hr
- Area Served: Whole building. Approximate Age: 0-5 yrs.
- Fuel Type: Natural gas.
- Heat Exchanger: Sealed.
- Unable to Inspect: 100%
- Distribution: Hot water. Heating system is exterior temperature sensitive, will not engage until exterior air temperature drops. Outside air temperature at time of inspection is too warm for heating system to engage, not tested.
- Circulator: Pump. Heating system is exterior temperature sensitive, will not engage until exterior air temperature drops. Outside air temperature at time of inspection is too warm for heating system to engage, not tested.
- Draft Control: Automatic.
- Flue Pipe: Plastic gas flue.
- Controls: Relief valve.
- Devices: Expansion tank.
- Thermostats: Individual.
- Tank Location: N/A

Heating System (Continued)

17. Suspected Asbestos: No

Plumbing

A NPNI M D

1. Service Line: Copper.
2. Main Water Shutoff: Basement. NE basement room.
3. Water Lines: Copper, PEX.
4. Water Pressure: 50 psi.
5. Water Temperature: 120 Deg F.
6. Drain Pipes: PVC. Recommend sewer scope inspection.
Lower level plumbing drains into sewer ejector pump. Pump needs power to operate, do not use lower level plumbing if there is a power outage.
No plumbing installed in basement at time of inspection, sewer ejector pump not tested.
7. Service Caps: Accessible.
8. Vent Pipes: PVC.
9. Gas Service Lines: Cast iron. No sediment trap installed at gas line connection point to boiler.
Recommend qualified plumber evaluate and estimate cost of sediment leg install.

Attic. Water Heater

10. Water Heater Operation: Adequate. Water tank is in latter third of normal life span.
Water tank functional at time of inspection, potential for leakage increases as water tanks age.
Recommend installing water alarm at base of water tank and/or pro-actively replacing water tank.
11. Manufacturer: Superstor.
12. Model Number: SSU-45 Serial Number: (21)L13L65846
13. Type: Boiler heated. Capacity: N/A
14. Approximate Age: 15-20 yrs. Area Served: 2nd floor.
15. TPRV and Drain Tube: PVC. Pressure relief line is plumbed with PVC plastic, PVC is not rated for hot water discharge, needs to be replaced with copper, galvanized or CPVC.
A qualified plumber is recommended to evaluate and estimate repairs.
16. Expansion Tank: Present.

Basement. Water Heater

17. Water Heater Operation: Adequate. Water tank is in latter third of normal life span.
Water tank functional at time of inspection, potential for leakage increases as water tanks age.
Recommend installing water alarm at base of water tank and/or pro-actively replacing water tank.
18. Manufacturer: Superstor.
19. Model Number: SSU-45 Serial Number: (21)L13L65844
20. Type: Boiler heated. Capacity: N/A
21. Approximate Age: 15-20 yrs. Area Served: 1st Floor, Basement.
22. TPRV and Drain Tube: Copper.
23. Expansion Tank: Present.

Bathroom

A NPNI M D

Powder room. Bathroom

1. Ceiling: Paint.
2. Walls: Paint.
3. Floor: Hardwood.
4. Doors: Wood/glass.
5. Windows: Wood frame.
6. Electrical: 110 VAC GFCI.
7. Sink/Basin: Pedestal.
8. Faucets/Traps: Metal faucet with PVC trap.
9. Toilets: Kohler.
10. HVAC Source: Radiant floor heat.
11. Ventilation: Electric ventilation fan and window.

Second floor hall bathroom. Bathroom

12. Ceiling: Paint.
13. Walls: Paint, Tile.
14. Floor: Tile, Stone. All tile should be sealed.
15. Doors: Wood/glass.
16. Windows: Wood frame.
17. Electrical: 110 VAC GFCI.
18. Counter/Cabinet: Stone and wood. All stone should be sealed.
19. Sink/Basin: Molded single bowl.
20. Faucets/Traps: Metal faucet with PVC trap.
21. Tub/Surround: Claw foot tub.
22. Toilets: No brand.
23. HVAC Source: Radiant floor heat.
24. Ventilation: Electric ventilation fan and window.

Master bathroom. Bathroom

25. Ceiling: Paint.
26. Walls: Paint, Tile, Paneling.
27. Floor: Tile. All tile should be sealed.
28. Doors: Wood/glass.
29. Windows: Wood frame.
30. Electrical: 110 VAC GFCI.
31. Counter/Cabinet: Stone and wood. Caulking needs to be redone at counter/back splash junction.
All stone should be sealed.
32. Sink/Basin: Molded single bowl.
33. Faucets/Traps: Metal faucet with PVC trap.
34. Tub/Surround: Composite.
35. Shower/Surround: Tile, Stone. Shower hot water safety release button does not engage (safety).
Shower water can be turned to full hot without pressing button.
Recommend qualified plumbing contractor evaluate and estimate repairs.
All tile and stone should be sealed.

Bathroom (Continued)

36. Toilets: No brand.
 37. HVAC Source: Radiant floor heat.
 38. Ventilation: Electric ventilation fan and window.

Basement bathroom. Bathroom

39. Ceiling: Sheet rock.
 40. Walls: Sheet rock.
 41. Floor: Concrete.
 42. Doors:
 43. Electrical: 110 VAC GFCI.
 44. Counter/Cabinet:
 45. Sink/Basin:
 46. Faucets/Traps:
 47. Tub/Surround:
 48. Shower/Surround:
 49. Spa Tub/Surround:
 50. Toilets:
 51. HVAC Source: Radiant floor heat.
 52. Ventilation: Electric ventilation fan.

Bedroom

A NPNI M D

NW bedroom. Bedroom

1. Closet: Double wide.
 2. Ceiling: Paint.
 3. Walls: Paint.
 4. Floor: Hardwood.
 5. Doors: Wood.
 6. Windows: Wood frame. NW window springs non-functional, window does not stay up when opened.
 Spring tension needs adjustment.
 7. Electrical: 110 VAC.
 8. HVAC Source: Radiant floor heat.
 9. Smoke Detector: Hard wired with battery back up.

SW bedroom. Bedroom

10. Closet: Double wide.
 11. Ceiling: Paint.
 12. Walls: Paint.
 13. Floor: Hardwood.
 14. Doors: Wood.
 15. Windows: Wood frame.
 16. Electrical: 110 VAC.
 17. HVAC Source: Radiant floor heat.
 18. Smoke Detector: Hard wired with battery back up.

Bedroom (Continued)

Master bedroom. Bedroom

- 19. Closet: Walk In.
- 20. Ceiling: Paint.
- 21. Walls: Paint.
- 22. Floor: Hardwood.
- 23. Doors: Wood.
- 24. Windows: Wood frame.
- 25. Electrical: 110 VAC.
- 26. HVAC Source: Radiant floor heat.
- 27. Smoke Detector: Hard wired with battery back up.

Living Space

Final paint/caulking patchwork needs to occur throughout house.

A NPNI M D

Entryway and halls. Living Space

- 1. Closet: Double wide.
- 2. Ceiling: Paint.
- 3. Walls: Paint.
- 4. Floor: Hardwood, Tile.
- 5. Doors: Wood/glass.
- 6. Windows: Wood frame.
- 7. Electrical: 110 VAC.
- 8. HVAC Source: Radiant floor heat.
- 9. Smoke Detector: Hard wired with battery back up.

Living room. Living Space

- 10. Closet: Double wide.
- 11. Ceiling: Paint.
- 12. Walls: Paint.
- 13. Floor: Hardwood.
- 14. Doors: Wood/glass.
- 15. Windows: Wood frame.
- 16. Electrical: 110 VAC. Can light trim is not installed in closet.
- 17. HVAC Source: Radiant floor heat.
- 18. Smoke Detector: Hard wired with battery back up.

Study. Living Space

- 19. Ceiling: Paint.
- 20. Walls: Paint.
- 21. Floor: Hardwood.
- 22. Windows: Wood frame.
- 23. Electrical: 110 VAC.
- 24. HVAC Source: Radiant floor heat.

Living Space (Continued)

Kitchen sitting area. Living Space

- 25. Ceiling: Paint.
- 26. Walls: Paint.
- 27. Floor: Hardwood.
- 28. Windows: Wood frame.
- 29. Electrical: 110 VAC. W ceiling light non-functional at time of inspection.

- 30. HVAC Source: Radiant floor heat.

Attic. Living Space

- 31. Access Ladder: Wood. Access ladder is not attached to wall (safety).
- 32. Ceiling: Paint.
- 33. Walls: Paint.
- 34. Floor: Plywood subfloor.
- 35. Windows: Wood frame.
- 36. Electrical: 110 VAC. Electrical trim out is unfinished at time of inspection. All can trims and outlet covers need to be installed.
- 37. HVAC Source: Radiant floor heat.
- 38. Smoke Detector: Hard wired with battery back up.

Kitchen

A NPNI M D

First floor. Kitchen

- 1. Cooking Appliances: Dacor, Wolf. Appliances in second half of normal life span, functional at time of inspection.
- 2. Ventilator: Vent A Hood.
- 3. Disposal: In-Sinkerator.
- 4. Dishwasher: Bosch. No data sticker, due to age this unit could be part of a national recall, no model number listed to confirm.
Appliance in second half of normal life span, functional at time of inspection.
- 5. Air Gap Present? Yes No No air gap installed for dishwasher drain line, should have one installed or install drain line with a high loop under sink in cabinet.
Recommend qualified plumber evaluate.
- 6. Refrigerator: LG. No ice in ice maker at time of inspection, cannot verify function of ice maker.
- 7. Sink: Porcelain.
- 8. Electrical: 110 VAC GFCI. GFCI reset is in the panel for kitchen outlets.
- 9. Plumbing/Fixtures: Metal fixture/PVC drain lines.
- 10. Counter Tops: Stone.
- 11. Cabinets: Wood.
- 12. Pantry: Walk In.
- 13. Ceiling: Paint.
- 14. Walls: Paint.

Kitchen (Continued)

- 15. Floor: Hardwood.
- 16. Doors: Wood/glass.
- 17. Windows: Wood frame.
- 18. HVAC Source: Radiant floor heat.

Laundry Room/Area

A NPNI M D

Second Floor. Laundry Room/Area

- 1. Ceiling: Paint.
- 2. Walls: Paint.
- 3. Floor: Tile. All tile should be sealed.
- 4. Doors: Wood/glass.
- 5. Windows: Wood frame.
- 6. Electrical: 110 VAC.
- 7. HVAC Source: Radiant floor heat.
- 8. Counter/Cabinets: Concrete and wood.
- 9. Washer/Dryer: LG.
- 10. Washer Hose Bib: Ball valves.
- 11. Washer and Dryer Electrical: 110-240 VAC.
- 12. Dryer Vent: Rigid metal. Recommend yearly cleaning of dryer vent.
- 13. Washer Drain: Wall mounted drain.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Walks: Stone, Paver, Gravel. Sections of front entry walkway are uneven due to root intrusion, trip hazard.
2. Steps/Stoops: Wood, Paver. No graspable handrails present (safety).
3. Swale: Flat or negative slope. S side of property directs water run off towards house.
Additional drainage may be required if water issues are found to occur in basement area.
4. Vegetation: Lawn, shrubs, trees. Tree limbs over hang the garage and roof and should be cut back.
Tree needs to be trimmed back from electrical service line.
An evaluation by a qualified arborist is recommended to estimate services required to repair this problem. Tree needs to be trimmed back from electrical service line.
5. Window Wells: Metal. Cannot verify drainage system for window wells, higher potential for moisture intrusion at window well locations, additional drainage may be required.
Debris should be removed from window well.
NW window well is fall hazard, recommend safety grate be installed.
A qualified contractor is recommended to evaluate and estimate repairs.

Roof

6. Main. Roof Surface Material: Asphalt shingle. Multiple ridge caps are cracked.
N ridge cap pieces broken and/or missing.
Upper NW roof at rake edge damaged from past tree contact.
Safety anchor is missing weather cap.
A qualified roofing contractor is recommended to evaluate and estimate repairs.
7. Ventilation: Ridge and soffit vent. Type of ridge vent used has been found to not vent very well, should be upgraded to externally baffled design.
8. Downspouts: Galvanized. Downspout install unfinished at time of inspection. All downspouts need to be attached to leader system.

Garage/Carport

9. Detached. Garage Exterior Surface: Cedar siding, Concrete paneling. Concrete paneling trim work install is unfinished at time of inspection.
Concrete paneling is primed but not painted.
10. Detached. Garage Roof: Asphalt shingle. N roof shingles at peek are well worn from past tree branch contact, exposed wood, water intrusion spot.
A qualified roofing contractor is recommended to evaluate and estimate repairs.
Tree debris will need to be maintained off of roof.
11. Detached. Garage Gutters: Galvanized. No gutter installed on E side of garage.
Gutter system needs cleaning.

Electrical

12. Ground: Plumbing and rod in ground. No visible plumbing ground within 5' of water main entrance.

Marginal Summary (Continued)

13. Smoke Detectors: Hard wired with battery back up. No smoke detector installed at basement level at time of inspection, smoke detectors need to be installed on all floors.
14. Carbon Monoxide Detectors: Hard wired with battery back up. No carbon monoxide detector installed at basement level at time of inspection, carbon monoxide detectors need to be installed on all floors.

Basement

15. Main. Basement Basement Stairs/Railings: Wood/OSB. Basement access door opens out over basement stairwell, not allowed, needs to open out onto 36" landing or open into first floor hallway.
A qualified contractor is recommended to evaluate and estimate repairs

Plumbing

16. Gas Service Lines: Cast iron. No sediment trap installed at gas line connection point to boiler. Recommend qualified plumber evaluate and estimate cost of sediment leg install.

Bathroom

17. Master bathroom. Bathroom Shower/Surround: Tile, Stone. Shower hot water safety release button does not engage (safety). Shower water can be turned to full hot without pressing button.
Recommend qualified plumbing contractor evaluate and estimate repairs.
All tile and stone should be sealed.

Bedroom

18. NW bedroom. Bedroom Windows: Wood frame. NW window springs non-functional, window does not stay up when opened. Spring tension needs adjustment.

Living Space

19. Kitchen sitting area. Living Space Electrical: 110 VAC. W ceiling light non-functional at time of inspection.
20. Attic. Living Space Access Ladder: Wood. Access ladder is not attached to wall (safety).

Kitchen

21. First floor. Kitchen Dishwasher: Bosch. No data sticker, due to age this unit could be part of a national recall, no model number listed to confirm.
Appliance in second half of normal life span, functional at time of inspection.
22. First floor. Kitchen Air Gap Present? No No air gap installed for dishwasher drain line, should have one installed or install drain line with a high loop under sink in cabinet.
Recommend qualified plumber evaluate.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Plumbing

1. Attic. Water Heater TPRV and Drain Tube: PVC. Pressure relief line is plumbed with PVC plastic, PVC is not rated for hot water discharge, needs to be replaced with copper, galvanized or CPVC.
A qualified plumber is recommended to evaluate and estimate repairs.