

V.I. Inspections

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20:35 June 03, 2020

John Greengo.
741 N 87th St.

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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 741 N 87th St.
City Seattle. State WA Zip 98103
Contact Name Steve Hill & Sandra Brenner.

Client Information

Client Name John Greengo.

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 \$535.00

Conditions

Others Present Home Owner. Property Occupied Occupied.
Estimated Age 1986 Entrance Faces North.
Inspection Date 06/03/2020
Start Time 3:00 pm End Time 5:00 pm
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 60's
Weather Partly cloudy. Soil Conditions Damp.
Space Below Grade None.
Building Type Single family. Garage Attached.
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 NP NI M D

1. Driveway: Concrete. Minor cracks in driveway surface, normal for age of house.
2. Walks: Concrete. Cosmetic cracks are present in walkway surface.
3. Porch: Concrete.
4. Deck: Wood. Rot in base of E support post.
Deck is not bolted to house.
Deck appears constructed of untreated wood, relying on paint for weather seal, paint will need to be maintained.
Baluster openings in railing system are too wide (safety).
A qualified contractor is recommended to evaluate and estimate repairs needed to deck system.
5. Balcony: Rubberized deck coating. Baluster spacing too wide (safety).
Minor pooling of water next to scupper, higher potential for future leakage. No leakage at time of inspection.
Moderate rust in balcony scupper, scupper will need to be monitored for future need of replacement.
Caulking and paint will need to be maintained in balcony railing system to prevent future water intrusion.
6. Grading: Minor slope.
7. Swale: Flat or negative slope. W side of property directs water run off towards house.
8. Vegetation: Lawn, shrubs, trees. Tree will need to be maintained away from electrical service line.
9. Fences: Wood.

Exterior

A NP NI M D

Whole structure. Exterior Surface

1. Type: Plywood paneling. Minor rot along lower edge of E siding.
Siding/concrete contact along front walkway.
No head flashing over belly band trim, caulking will need to be maintained.
No head flashing over windows, caulking will need to be maintained.
Gap around dishwasher air gap should be sealed against moisture intrusion.
Minor de lamination in exterior paneling in upper SW siding.
Recommend qualified contractor evaluate and estimate repairs.
2. Trim: Wood. Minor rot in SW corner trim from belly band down.
Garage door trim in contact with cement, higher potential for future moisture intrusion into wood in contact with cement.
Recommend qualified contractor evaluate and estimate repairs.
3. Fascia: Wood.
4. Soffits: Wood.
5. Door Bell: Hard wired.
6. Entry Doors: Metal/glass. Double keyed lock cannot be opened if key is not present (safety). Double keyed lock should be replaced with lock that has interior handle and/or key for double keyed lock should be visible and within easy reach of interior side of door.

V.I. Inspections

Exterior (Continued)

7. Windows: Metal frame. Metal framed windows will have a higher rate of condensation build up or "sweating" during winter months due to higher heat/cold transfer that occurs in metal framed windows.
8. Window Screens: Metal mesh.
9. Exterior Lighting: Surface mount.
10. Exterior Electric Outlets: 110 VAC GFCI.
11. Hose Bibs: Gate.

Roof

A NPNI M D

Main. Roof Surface _____

1. Method of Inspection: On roof.
 2. Unable to Inspect: 0%
 3. Material: Asphalt shingle. Moderate wear in N and S end caps of ridge asphalt shingles. Moss will need to be maintained off of roof surface. Pressure washing is not recommended for any type of roof surface. Wear in roof material indicates roof is in second half of normal life span.
 4. Type: Gable.
 5. Approximate Age: 15-20 years.
 6. Flashing: Galvanized.
 7. Skylights: Insulated glass. Skylight seals are blown. A qualified glazier is recommended to evaluate and estimate repairs.
 8. Plumbing Vents: ABS.
 9. Electrical Mast: Mast.
 10. Gutters: Aluminum.
 11. Downspouts: Aluminum.
 12. Leader/Extension: Plastic. Not raining at time of inspection, leader system not inspected.
- E chimney. Chimney _____
13. Chimney: Wood framed, metal pipe. Rot occurring in lower edge of siding at chimney junction with roof. Light rust on metal chimney crown, crown should be prepped/painted to extend life.
 14. Flue/Flue Cap: Metal.
 15. Chimney Flashing: Galvanized. No cricket installed on uphill side of wide chimney, higher potential for debris build up, up hill side of chimney/roof junction will need to be maintained and/or have cricket installed.

V.I. Inspections

Garage/Carport

A NPNI M D

Attached. Garage _____

1. Type of Structure: Attached. Car Spaces: 1
2. Garage Doors: Wood. Safety cables are not installed in older door springs, recommend adding safety cables to door spring system to keep springs contained if springs break.
3. Door Operation: Mechanized.
4. Door Opener: Genie.
5. Service Doors: Solid core. No air seals on door to interior. Air seals need to be installed on garage service door to prevent fumes from garage entering living area (safety).
6. Ceiling: Fire taped. All open holes and gaps need to be sealed against fire intrusion.
7. Walls: Fire taped. Not fully visible due to belongings, not fully inspected.
8. Floor/Foundation: Poured concrete. Not fully visible due to belongings, not fully inspected.
9. Electrical: 110 VAC GFCI.

Electrical

A NPNI M D

1. Service Size Amps: 200 amps. Volts: 110-240 VAC.
2. Service: Aluminum.
3. 120 VAC Branch Circuits: Copper.
4. 240 VAC Branch Circuits: Copper and aluminum.
5. Aluminum Wiring: Power to range.
6. Conductor Type: NM sheathed wiring.
7. Ground: Plumbing and rod in ground. Unable to verify plumbing ground within 5' of water main entrance.
Evaluation by a licensed electrician is recommended.
8. Smoke Detectors: Hard wired with battery back up. Smoke detectors need to be installed in all bedrooms.
9. Carbon Monoxide Detectors: Battery operated.

Garage. Electric Panel _____

10. Manufacturer: Cutler-Hammer. Two panel cover screws missing.
11. Maximum Capacity: 200 Amps.
12. Main Breaker Size: 200 Amps.
13. Breakers: Copper and Aluminum.
14. 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: Not visible.
8. Stairs/Handrails: Carpet/wood. Stair width in step below corner in stairwell is uneven (safety).
9. Subfloor: Not visible.

Attic

A NPNI M D

Partial. Attic

1. Method of Inspection: Not inspected.
2. Access: None. No access present, unable to inspect attic.
3. Unable to Inspect: 100%
4. Roof Framing:
5. Sheathing:
6. Ventilation:
7. Insulation:
8. Insulation Depth:
9. Vapor Barrier:
10. Attic Fan:
11. House Fan:
12. Wiring/Lighting:
13. Moisture Penetration:
14. Bathroom Fan Venting:
15. Kitchen Fan Venting:
16. Pest:
17. Debris:

Fireplace/Wood Stove

A NP NI M D

Living Room. Fireplace

- Fireplace Construction: Prefab. Advisory note: Fireplace for decorative use only.
- Type: Wood burning.
- Smoke Chamber: Metal.
- Flue: Metal.
- Damper: Metal.
- Hearth: Flush mounted.

Plumbing

A NP NI M D

- Service Line: Not visible.
- Main Water Shutoff: Garage. Located behind dryer.
- Water Lines: Copper. Original water connection lines between wall valves and sinks/toilets should be updated to reduce potential for future leakage.
- Water Pressure: 80 psi.
- Water Temperature: 120 Deg F.
- Drain Pipes: ABS. Recommend sewer scope inspection.
- Service Caps: Accessible.
- Vent Pipes: ABS.

Garage. Water Heater

- Water Heater Operation: Adequate. Water heater has exceeded normal life span, higher potential for sudden leakage. Water heater should be replaced.
Recommend qualified contractor evaluate and estimate cost of replacement.
- Manufacturer: Rheem.
- Model Number: 81MVR52D Serial Number: R0895C09391
- Type: Electric. Capacity: 50 Gal.
- Approximate Age: 20-25 yrs. Area Served: Whole building.
- TPRV and Drain Tube: Copper.
- Expansion Tank: None.

V.I. Inspections

Bathroom

A NPNI M D

First floor bathroom. Bathroom

1. Ceiling: Paint.
2. Walls: Paint.
3. Floor: Vinyl floor covering.
4. Doors: Hollow core.
5. Windows: Metal frame.
6. Electrical: 110 VAC GFCI.
7. Counter/Cabinet: Laminate and wood.
8. Sink/Basin: Metal bowl. Minor rust in sink overflow, potential future leak spot.
9. Faucets/Traps: Metal faucet with PVC trap.
10. Tub/Surround: Metal tub & plastic surround.
11. Toilets: American Standard.
12. HVAC Source: None.
13. Ventilation: Electric ventilation fan and window.

Second floor hall bathroom. Bathroom

14. Ceiling: Paint.
15. Walls: Paint.
16. Floor: Vinyl floor covering.
17. Doors: Hollow core.
18. Windows: Skylight.
19. Electrical: 110 VAC GFCI.
20. Counter/Cabinet: Laminate and wood.
21. Sink/Basin: Metal bowl.
22. Faucets/Traps: Metal faucet with PVC trap.
23. Tub/Surround: Metal tub with tile surround. All tile should be sealed.
24. Toilets: American Standard.
25. HVAC Source: Heat lamp.
26. Ventilation: Electric ventilation fan.

V.I. Inspections

Kitchen

A NPNI M D

Second floor. Kitchen

1. Cooking Appliances: Kenmore. Anti-tip device not installed. If heavy weight is applied to open oven door there is a higher potential for the stove to tip over (safety). Anti-tip device should be installed. Appliance has exceeded normal life span, functional at time of inspection.
2. Ventilator: Kenmore. Vents indoors. Appliance has exceeded normal life span, functional at time of inspection.
3. Disposal: In-Sinkerator.
4. Dishwasher: Kitchenaid. Appliance has exceeded normal life span, functional at time of inspection.
5. Air Gap Present? Yes No
6. Refrigerator: Whirlpool.
7. Sink: Stainless Steel.
8. Electrical: 110 VAC GFCI.
9. Plumbing/Fixtures: Metal fixture/PVC drain lines.
10. Counter Tops: Laminate.
11. Cabinets: Wood.
12. Ceiling: Paint.
13. Walls: Paint.
14. Floor: Vinyl floor covering.
15. Doors: Metal slider.
16. Windows: Metal frame.
17. HVAC Source: Wall mounted fan unit.

Bedroom

A NPNI M D

First floor N bedroom. Bedroom

1. Closet: Double wide.
2. Ceiling: Paint.
3. Walls: Paint.
4. Floor: Carpet.
5. Doors: Hollow core.
6. Windows: Metal frame.
7. Electrical: 110 VAC.
8. HVAC Source: Wall mounted fan unit.
9. Smoke Detector: Not installed.

First floor S bedroom. Bedroom

10. Closet: Double wide.
11. Ceiling: Paint.
12. Walls: Paint.
13. Floor: Carpet.
14. Doors: Hollow core.

Bedroom (Continued)

15. Windows: Metal frame.
16. Electrical: 110 VAC.
17. HVAC Source: Wall mounted fan unit.
18. Smoke Detector: Not installed.
- Master bedroom. Bedroom
-
19. Closet: Walk In.
20. Ceiling: Paint.
21. Walls: Paint. Cosmetic vertical age cracks visible over bathroom access door and at N wall detail corner, normal stress points.
A qualified contractor is recommended to evaluate and estimate repairs.
22. Floor: Carpet.
23. Doors: Hollow core, Metal slider.
24. Windows: Metal frame.
25. Electrical: 110 VAC.
26. HVAC Source: Wall mounted fan unit.
27. Smoke Detector: Not installed.

Living Space

A NPNI M D

- Entryway and halls. Living Space
-
1. Closet: Single.
2. Ceiling: Paint.
3. Walls: Paint.
4. Floor: Tile, Carpet.
5. Doors: Metal/glass, Hollow core.
6. Windows: Metal frame.
7. Electrical: Lighting.
8. HVAC Source: Wall mounted fan unit.
9. Smoke Detector: Hard wired with battery back up.
- Living room. Living Space
-
10. Ceiling: Paint.
11. Walls: Paint.
12. Floor: Carpet.
13. Windows: Metal frame.
14. Electrical: 110 VAC.
15. HVAC Source: Wall mounted fan unit.

V.I. Inspections

Laundry Room/Area

A NPNI M D

Garage. Laundry Room/Area _____

1. Washer/Dryer: Frigidaire. Appliances are at end of life span.
2. Washer Hose Bib: Gate valves. Rubber type washer feed hoses should be replaced per preventative maintenance.
Recommend upgrading to braided metal type lines.
3. Washer and Dryer Electrical: 110 GFCI-240 VAC. Older style 3 wire outlet to dryer should be updated with current 4 wire outlet.
Evaluation by a licensed electrician is recommended.
4. Dryer Vent: Metal flex. Recommend yearly cleaning of dryer vent.
5. 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. Deck: Wood. Rot in base of E support post.
Deck is not bolted to house.
Deck appears constructed of untreated wood, relying on paint for weather seal, paint will need to be maintained.
Baluster openings in railing system are too wide (safety).
A qualified contractor is recommended to evaluate and estimate repairs needed to deck system.
2. Balcony: Rubberized deck coating. Baluster spacing too wide (safety).
Minor pooling of water next to scupper, higher potential for future leakage. No leakage at time of inspection.
Moderate rust in balcony scupper, scupper will need to be monitored for future need of replacement.
Caulking and paint will need to be maintained in balcony railing system to prevent future water intrusion.
3. Swale: Flat or negative slope. W side of property directs water run off towards house.

Exterior

4. Whole structure. Exterior Surface Type: Plywood paneling. Minor rot along lower edge of E siding.
Siding/concrete contact along front walkway.
No head flashing over belly band trim, caulking will need to be maintained.
No head flashing over windows, caulking will need to be maintained.
Gap around dishwasher air gap should be sealed against moisture intrusion.
Minor de lamination in exterior paneling in upper SW siding.
Recommend qualified contractor evaluate and estimate repairs.
5. Trim: Wood. Minor rot in SW corner trim from belly band down.
Garage door trim in contact with cement, higher potential for future moisture intrusion into wood in contact with cement.
Recommend qualified contractor evaluate and estimate repairs.
6. Entry Doors: Metal/glass. Double keyed lock cannot be opened if key is not present (safety). Double keyed lock should be replaced with lock that has interior handle and/or key for double keyed lock should be visible and within easy reach of interior side of door.

Roof

7. Skylights: Insulated glass. Skylight seals are blown.
A qualified glazier is recommended to evaluate and estimate repairs.
8. E chimney. Chimney Chimney: Wood framed, metal pipe. Rot occurring in lower edge of siding at chimney junction with roof.
Light rust on metal chimney crown, crown should be prepped/painted to extend life.
9. E chimney. Chimney Chimney Flashing: Galvanized. No cricket installed on uphill side of wide chimney, higher potential for debris build up, up hill side of chimney/roof junction will need to be maintained and/or have cricket installed.

V.I. Inspections

Marginal Summary (Continued)

Garage/Carport

10. Attached. Garage Service Doors: Solid core. No air seals on door to interior. Air seals need to be installed on garage service door to prevent fumes from garage entering living area (safety).

Electrical

11. Ground: Plumbing and rod in ground. Unable to verify plumbing ground within 5' of water main entrance. Evaluation by a licensed electrician is recommended.
12. Smoke Detectors: Hard wired with battery back up. Smoke detectors need to be installed in all bedrooms.

Structure

13. Stairs/Handrails: Carpet/wood. Stair width in step below corner in stairwell is uneven (safety).

Plumbing

14. Garage. Water Heater Water Heater Operation: Adequate. Water heater has exceeded normal life span, higher potential for sudden leakage. Water heater should be replaced. Recommend qualified contractor evaluate and estimate cost of replacement.

Bathroom

15. First floor bathroom. Bathroom Sink/Basin: Metal bowl. Minor rust in sink overflow, potential future leak spot.

Kitchen

16. Second floor. Kitchen Cooking Appliances: Kenmore. Anti-tip device not installed. If heavy weight is applied to open oven door there is a higher potential for the stove to tip over (safety). Anti-tip device should be installed. Appliance has exceeded normal life span, functional at time of inspection.

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.

Garage/Carport

1. Attached. Garage Ceiling: Fire taped. All open holes and gaps need to be sealed against fire intrusion.