

# V.I. Inspections

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19:45 September 11, 2020

Allen Casey.  
13229 Frazier PI NW

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# V.I. Inspections

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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 13229 Frazier PI NW  
City Seattle. State WA Zip 98177  
Contact Name Steve Hill & Sandra Brenner.

### Client Information

Client Name Allen Casey.

### 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 \$725.00

### Conditions

Others Present None. Property Occupied Vacant.  
Estimated Age 1927 Entrance Faces East.  
Inspection Date 9/11/20  
Start Time 9:00 am End Time 12:45 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 Dry.  
Space Below Grade Basement, Crawl Space.  
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: Asphalt. Sections of upheaval in driveway surface due to root intrusion.  
A qualified contractor is recommended to evaluate and estimate repairs.
2.  Walks: Paver.
3.  Steps/Stoops: Concrete, Wood. Wooden access steps to back yard have rotted out, need to be replaced.  
A qualified contractor is recommended to evaluate and estimate repairs.
4.  Porch: Stamped Concrete. Rot occurring in lower end of N front porch roof support post.  
Middle front porch roof support posts are loose on install, lower ends can be moved.  
Recommend qualified contractor evaluate and estimate repairs.
5.  Patio: Concrete. Moderate to severe displacement in mid-section of patio due to tree root intrusion.  
Moderate staggered settling crack in brick work at N end of patio.  
W corner brick missing from brick work at N end of patio.  
A qualified contractor is recommended to evaluate and estimate repairs.
6.  Flower Bed: Brick. Flower beds in contact with house create a higher potential for water intrusion in house structure, higher potential for water damage to occur at this location.  
Recommend built in flower bed be removed.
7.  Deck: Rubberized deck coating. Sections of lower railing missing.  
Paint peeling in railing system.  
Rot occurring in sections of railing system.  
Horizontal railings are climbing hazard for small children (safety).  
Baluster openings in railing system are too wide (safety).  
Rot occurring in trim work at SW corner of deck.  
A qualified contractor is recommended to evaluate and estimate repairs.
8.  Balcony: Rubberized deck coating. Rot occurring in balcony railings.  
Balcony railings are too low to today's standards (safety).  
Waterproof coating on balcony is starting to peel, needs to be redone.  
A qualified contractor is recommended to evaluate and estimate repairs.
9.  Grading: Minor slope, Moderate slope - NW side of lot slopes away from house.  
Recommend Geo-tech evaluate for stability.
10.  Swale: Adequate slope and depth for drainage.
11.  Vegetation: Lawn, shrubs, trees. Vegetation in contact with structure needs to be trimmed back at least 1' to allow for air flow between vegetation and siding and to reduce potential for insect intrusion.  
Tree limbs over hang the roof and should be cut back.  
Ivy growing into trees should be removed.  
An evaluation by a qualified arborist is recommended to estimate services required to repair this problem.
12.  Window Wells: Concrete. Cannot verify drainage system for window wells, higher potential for moisture intrusion at window well locations, additional drainage may be required.
13.  Basement Stairwell: Concrete. Handrail not installed (safety).  
Concrete railing adjoining deck for basement stairwell is too low to today's standards (safety).

# V.I. Inspections

## Lots and Grounds (Continued)

14.  Basement Stairwell Drain: Surface drain. Basement stairwell drain drains very slowly, recommend cleaning.  
A licensed plumber is recommended to evaluate and estimate repairs.
15.  Outbuilding: Front yard. Outbuilding is outside of scope of home inspection, not inspected.

## Exterior

A NPNI M D

Whole structure. Exterior Surface \_\_\_\_\_

1.  Type: Cedar shingles, Cedar lap siding, Brick veneer. Minor rot occurring in lower W cedar shingles where in contact with flower bed.  
Dormer siding in contact with roof, needs a gap so that water cannot transfer from roof to siding.  
Siding in contact with patio access steps, higher potential for moisture intrusion.  
Minor paint peeling throughout siding system, all wood siding will need to be maintained against moisture intrusion.  
Minor cupping in W and S facing siding.  
Weep holes are not installed along lower row of brick veneer system, weep holes are needed to allow any moisture build up behind brick veneer a way to exit the brick veneer siding system.  
Small sections of missing mortar in NE brick veneer, next to NE entry door.  
Recommend qualified contractor evaluate and estimate repairs.
2.  Trim: Wood.
3.  Fascia: Wood. Rot in fascia at SE corner of balcony.  
SW and SE lower fascia tails are missing.  
A qualified contractor is recommended to evaluate and estimate repairs.
4.  Soffits: Wood. Staining in N soffit of S addition indicates past water intrusion, dry at time of inspection, hidden conditions may be present.  
Recommend qualified contractor evaluate and estimate repairs.
5.  Door Bell: Hard wired.
6.  Entry Doors: Wood. Door handle is loose, needs adjustment.  
Screen doors are weathered with NE screen door torn.
7.  Patio Door: Metal sliding. Metal sliding door will have higher potential for condensation build up, higher heat loss will occur.
8.  Windows: Wood frame, Metal frame. Rot occurring in lower edges of some wood window frames.  
Minor cracks in a few of the windows.  
Some windows painted shut.  
Window hardware weather worn.  
Glazing compound well worn on some windows.  
Wood windows will need to be maintained against water intrusion.  
Single pane windows are less thermally efficient, more prone to condensation, normal for age of house.  
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.  
Recommend qualified contractor evaluate and estimate repairs needed to window system.

# V.I. Inspections

## Exterior (Continued)

9.  Basement Windows: Metal framed.
10.  Exterior Lighting: Surface mount, ground lights. Some of the exterior lights are non-functional at time of inspection, appear to be burned out light bulbs.  
Recommend a licensed electrician evaluate and estimate repairs.
11.  Exterior Electric Outlets: 120 VAC. Patio outlet loose on install.  
Patio outlet is not GFCI protected.  
Recommend qualified electrician evaluate and estimate repairs.
12.  Hose Bibs: Gate. Vacuum breakers are not installed. Should be installed to prevent back flow.

## Roof

A NP NI M D

Main. Roof Surface \_\_\_\_\_

1. Method of Inspection: On roof.
2.  Unable to Inspect: 0%
3.  Material: Cedar shingles. Shingle missing from NE dormer roof, small hole in NE dormer roof system, water intrusion spot.  
A few shingles are missing, water intrusion spots, need to be replaced.  
Moderate cupping in W facing shingles, due to weathering.  
Sections of ridge cap system well worn with many ridge caps detaching.  
Minor rot in a few of the cedar shingles.  
W side of roof will need replacing before E side of roof due to weathering patterns.  
Wear in roof material indicates roof is in second half to latter third of normal life span.  
A qualified cedar shingle roofing contractor is recommended to evaluate roof for repairs needed and maintenance.
4. Type: Gable.
5. Approximate Age: 20+ yrs.
6.  Flashing: Galvanized. Kick out flashing not installed at roof junctions with siding at gutter transition, higher potential for roof run off to empty on to siding, hidden conditions may be present.  
A qualified roofing contractor is recommended to evaluate and estimate repairs.
7.  Valleys: Preformed metal.
8.  Plumbing Vents: Cast Iron, Galvanized. Lead boot stops short of top of NW plumbing vent pipe, open gap is water intrusion spot.  
Counter flashing caps for lead boot flashing are not installed, potential water intrusion spot.  
Recommend counter flashing caps be installed.  
A licensed plumber is recommended to evaluate and estimate repairs.
9.  Electrical Mast: Underground utilities.
10.  Gutters: Aluminum. Rot in SE balcony fascia appears to be from leaking gutter.  
SE gutter slopes down away from downspout.  
Gutter system needs cleaning.  
Staining on W siding under middle dormer bump out indicates roof runoff water flows down siding during wet months.  
A qualified contractor is recommended to evaluate and estimate repairs.

# V.I. Inspections

## Roof (Continued)

11.  Downspouts: Aluminum. Upper elbow of downspout over basement stairwell detached.  
W middle downspout drains into W flower bed, higher potential for flower bed to be saturated and allow moisture to intrude into structure.  
Recommend qualified contractor evaluate and estimate repairs.
12.  Leader/Extension: Concrete, None. Many of the downspouts drain too close to foundation. Leaders should extend 6 feet beyond the foundation perimeter.  
Original concrete leader system more prone to failure due to age and material, observe for water not draining into original leader system during wet season.  
Not raining at time of inspection, leader system not inspected.
- S chimney. Chimney \_\_\_\_\_
13.  Chimney: Brick.
14.  Flue/Flue Cap: Unable to view due to height.
15.  Chimney Flashing: Galvanized.
- Middle chimney. Chimney \_\_\_\_\_
16.  Chimney: Brick. Small areas of loose and/or missing mortar in exposed sections of body of chimney with ferns growing out of cracks.  
A qualified mason is recommended to evaluate and estimate repairs.
17.  Flue/Flue Cap: Metal.
18.  Chimney Flashing: Galvanized.

## Garage/Carport

A NPNI M D

Detached. Garage \_\_\_\_\_

1. Type of Structure: Detached. Car Spaces: 2
2.  Garage Doors: Wood. Rot occurring along lower edge of doors.  
Rot occurring in lower door trim where in contact with cement.  
Outer doors have been framed shut, garage doors cannot fully open.  
A qualified contractor is recommended to evaluate and estimate repairs.
3.  Door Operation: Manual.
4.  Exterior Surface: Cedar shingles. Soil/siding contact on E side of garage, higher potential for rot to occur.  
Vegetation in contact with structure needs to be trimmed back at least 1' to allow for air flow between vegetation and siding and to reduce potential for insect intrusion.  
Minor damage in NW siding due to past vegetation.  
Recommend qualified contractor evaluate and estimate repairs.
5.  Roof: Cedar Shingle. Sections of ridge cap system well worn with many ridge caps detaching.  
Wear in roof material indicates roof is in second half to latter third of normal life span.  
A qualified cedar shingle roofing contractor is recommended to evaluate for repairs and maintenance.
6.  Roof Structure: 2x6 Rafter.
7.  Ceiling: Fire taped.
8.  Walls: Fire taped, Exposed framing.

# V.I. Inspections

## Garage/Carport (Continued)

9.  Floor/Foundation: Poured concrete. Efflorescence in garage floor indicates that moisture barrier plastic may not have been installed.  
Cosmetic cracks present, normal for age of house.
10.  Stairs: Wood. No handrail for stairs and no railing around top of stairwell present (safety).
11.  Electrical: 120 VAC. Lights non-functional at time of inspection.  
Outlets in garage are not GFCI protected, all outlets are to be GFCI protected.  
Wiring outside of framing needs to be in conduit.  
S wall sconce lights are provided power via a lamp cord wired into NM sheathed wiring, incorrect.  
Open junction boxes need cover plates installed.  
A licensed electrician is recommended to evaluate and estimate repairs.
12.  Windows: Wood frame, Skylight.
13.  Gutters: Aluminum.
14.  Downspouts: Aluminum. N downspout drains on to siding, lower elbow needs to be installed.

## Electrical

A NPNI M D

1. Service Size Amps: 200 amps. Volts: 120-240 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, Knob and tube, Armored cable. Original knob and tube wiring present in sections of the house. Knob and tube wiring is an ungrounded wiring system wrapped in a fabric and has a higher fire hazard than today's current wiring system.  
Recommend replacing original knob and tube wiring system with current wiring system.  
Recommend having a qualified electrician evaluate and estimate cost of updating older wiring system.
7.  Ground: Plumbing ground only. Grounding rods need to be installed.  
Recommend qualified electrician evaluate and estimate cost of installing required grounding.
8.  Smoke Detectors: Battery operated. Original yellowing smoke detectors should be removed.
9.  Carbon Monoxide Detectors: Battery operated.  
Family room. Electric Panel \_\_\_\_\_
10.  Manufacturer: Square D. Double taps occurring at grounded conductors in panel terminal, each grounded conductor is to be isolated in its own terminal screw.  
Missing 1 cover plate screw.  
Recommend licensed electrician evaluate and estimate repairs.
11. Maximum Capacity: 200 Amps.
12.  Main Breaker Size: 60 Amps. Split panel.
13.  Breakers: Copper. Breaker #19 is triple tapped, not designed to be triple tapped.  
Recommend qualified electrician evaluate and estimate repairs.

# V.I. Inspections

## Electrical (Continued)

14. Is the panel bonded?  Yes  No

## Structure

A NPNI M D

1.  Structure Type: Wood frame.
2.  Foundation: Poured concrete. Heavy settling crack in NW foundation, behind above ground oil tank. Moderate settling crack in N foundation on N side of structure, has been patched. Moderate settling crack at SW corner of N addition. Settling cracks indicates NW section of house has settled downhill over time. Recommend that a foundation specialist evaluate foundation and estimate repairs required to stabilize foundation. Minor settling crack in S foundation, mid span. Crack should be sealed against moisture intrusion and observed for future movement. House is not retrofitted for earthquakes, normal for house of this age.
3.  Differential Movement: Settling has occurred. See foundation notes. Unevenness in first floor office and bedroom area, appears to be normal for age of house. No evidence of active settling at time of inspection. House needs to be observed for settling over time. If movement is found to still be occurring, recommend that a foundation specialist evaluate.
4.  Beams: Solid wood. No moisture barrier installed at beam/foundation junctions, higher potential for moisture and/or pest intrusion, normal for age of house. Portions visible.
5.  Bearing Walls: Frame.
6.  Joists/Trusses: 2x10. Portions visible. NE rim joists, in furnace room, have been repaired with treated wood. Repair indicates past water intrusion at this location, dry at time of inspection. NE downspout terminates on other side of repaired wood.
7.  Piers/Posts: Wood. Moisture barrier not installed at support posts for basement stairwell, higher potential for moisture and/or WDO intrusion.
8.  Floor/Slab: Poured concrete.
9.  Stairs/Handrails: Wood/wood. Baluster spacing too wide (safety). Upper railing is too low for today's standards (safety).
10.  Subfloor: Dimensional wood. Portions visible.
11.  Below Grade: Basement, Crawl space. 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. Efflorescence and staining located in basement and crawl space indicate moisture intrusion below grade during wet months, additional drainage may be required.
12.  Pest: Insect. Frass present under family room baseboard heater, along W wall of crawl space and N wall of furnace room indicates past insect intrusion, hidden conditions may be present. No evidence of active intrusion at time of inspection, observe for future activities. Recommend structural pest inspection by licensed structural pest inspector.



# V.I. Inspections

## Attic

A NPNI M D

### S attic. Attic

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1. Method of Inspection: In the attic.
2.  Access: Open. No air seal present for attic access hatch.  
Recommend air seal be installed to prevent moisture from interior space entering untreated attic space and causing condensation which can increase potential for vegetative haze to grow on sheathing.
3.  Unable to Inspect: 0%
4.  Roof Framing: 2x4 Rafter.
5.  Sheathing: Skip sheathing.
6.  Ventilation: Gable vents.
7.  Insulation: Blown in. Trails and tunnels and rodent waste throughout blown in insulation indicates past/present rodent intrusion.  
Rodents operate by sense of smell, affected insulation should be removed and replaced.  
A qualified contractor is recommended to evaluate and estimate cost of removal of insulation, sanitizing attic and re installing new insulation.
8.  Insulation Depth: 4"-6" - Insufficient insulation present by today's standards.  
Recommend additional insulation be installed.  
A qualified contractor is recommended to evaluate and estimate repairs.
9.  Wiring/Lighting: Knob and tube. Original knob and tube wiring is present. Knob and tube wiring is an older ungrounded electrical system and has a higher fire hazard potential.  
Recommend qualified electrician evaluate and estimate cost of updating older wiring system to current grounded NM sheathed wire design.
10.  Moisture Penetration: None.
11.  Pest: Rodent. Evidence of past/present rodent intrusion in attic, insulation has been compromised.  
Recommend qualified pest control operator evaluate and estimate cost of exclusion and remediation.
12.  Debris: Roof debris, dead vines. Light roof debris in insulation.  
Dead vines need to be removed.

### Main attic. Attic

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13. Method of Inspection: In the attic.
14.  Unable to Inspect: 0%
15.  Access: Open. No air seal present for attic access hatch.  
Recommend air seal be installed to prevent moisture from interior space entering untreated attic space and causing condensation which can increase potential for vegetative haze to grow on sheathing.
16.  Roof Framing: 2x4 Rafter.
17.  Sheathing: Skip sheathing. Appearance of possible light vegetative haze on some sections of sheathing material and rafters.  
Recommend qualified mold remediation company evaluate and estimate remediation.
18.  Ventilation: Gable vents.
19.  Insulation: Blown in. Trails and tunnels and heavy rodent waste throughout blown in insulation indicates past/present rodent intrusion.

## Attic (Continued)

Insulation: (continued)

Rodents operate by sense of smell, affected insulation should be removed and replaced.

A qualified contractor is recommended to evaluate and estimate cost of removal of insulation, sanitizing attic and re installing new insulation.

20.  Insulation Depth: 2-4" - Insufficient insulation present by today's standards.  
Recommend additional insulation be installed.  
A qualified contractor is recommended to evaluate and estimate repairs.
21.  Wiring/Lighting: NM sheathed, Armored cable.
22.  Moisture Penetration: None.
23.  Bathroom Fan Venting: Rigid Metal.
24.  Pest: Rodent. Evidence of past/present rodent intrusion in attic, insulation has been compromised.  
Recommend qualified pest control operator evaluate and estimate cost of exclusion and remediation.
25.  Debris: Roof debris. Moderate roof debris in insulation.

## Basement

A NPNI M D

Main. Basement

1.  Unable to Inspect: 0%
2.  Ceiling: Exposed framing.
3.  Walls: Sheet rock, Concrete. Wood spacers installed onto basement wall for sheet rock install are of untreated wood, higher potential for rot to occur.  
Vegetative haze on one piece of lower framing for S basement closet.  
A qualified contractor is recommended to evaluate and estimate repairs.
4.  Floor: Poured concrete. Minor paint peeling.
5.  Doors: Wood.
6.  Windows: Metal frame. Lower window pane broken.  
Lower frame moderately rusty.  
A qualified glazier is recommended to evaluate and estimate repairs.
7.  Electrical: Lighting. Some lights detached from ceiling.  
Main light non-functional at time of inspection.  
All open junction boxes need cover plates installed.  
A licensed electrician is recommended to evaluate and estimate repairs.
8.  Smoke Detector: Battery operated.
9.  Insulation: Not installed.
10.  Ventilation: Laundry room door.
11.  Moisture Location: Lower walls and W floor. Efflorescence along foundation walls and staining on floor indicates moisture intrusion during wet months.  
Basement is very musty at time of inspection.  
Additional drainage may be required if moisture is found to be entering basement area in wet season.  
A qualified contractor is recommended to evaluate and estimate cost of installing water prevention system for basement area.

# V.I. Inspections

## Basement (Continued)

12.  Basement Stairs/Railings: Wood/wood. No returns on handrails (safety).

## Crawl Space

A NPNI M D

### South. Crawl Space

1. Method of Inspection: From the access.
2.  Unable to Inspect: 50% - Access hatch too small, unable to enter crawlspace. Cannot access crawl space under office and first floor bedroom, hidden conditions may be present.
3.  Access: Open. Access opening is too small for access, needs to be a minimum of 18" x 18" wide. Recommend qualified contractor evaluate.
4.  Moisture Penetration: Present. Efflorescence on lower foundation walls in visible portion of crawl space indicates past moisture intrusion during wet months. Dry at time of inspection. Efflorescence on W foundation wall corresponds with built in flower bed on W side of house.
5. Moisture Location: Under entire home
6.  Moisture Barrier: Plastic over earth. Sections of exposed soil in crawl space, all soil should be covered by 6 mill black plastic moisture barrier.
7.  Ventilation: None. No ventilation present. Recommend ventilation be installed to improve air exchange within crawl space. A qualified contractor is recommended to evaluate and estimate repairs.
8.  Insulation: Not installed. Recommend installing insulation to improve thermal efficiency of house.
9.  Electrical: House wiring.
10.  Pest: None.
11.  Debris: General debris. All wood debris should be removed from crawl space area, potential food source for WDO's.

## Fireplace/Wood Stove

A NPNI M D

### Living Room. Fireplace

1.  Fireplace Construction: Brick. Patchwork has occurred in back of firebox and is de-laminating. A qualified contractor is recommended to evaluate and estimate repairs.
2. Type: Wood burning.
3.  Smoke Chamber: Brick. Needs to be cleaned before use, minor creosote build up in smoke chamber.
4.  Flue: Not visible.
5.  Damper: Metal.
6.  Hearth: Raised.

### First floor office. Fireplace

7.  Freestanding Stove: Wood burning. Moderate rust inside wood stove and on doors. Wood stove was not tested at time of inspection. Wood stove does not meet current clean air regulations. Recommend replacement of older wood stove system.

## Fireplace/Wood Stove (Continued)

Freestanding Stove: (continued)

A qualified contractor is recommended to evaluate and estimate repairs.

8.  Fireplace Construction: Metal.
  9. Type: Wood burning.
  10.  Smoke Chamber: Metal.
  11.  Flue: Metal. Flue is moderately rusty, needs replacement.  
A qualified contractor is recommended to evaluate and estimate repairs.
  12.  Damper: Metal.
  13.  Hearth: Raised. Hearth doesn't extend 18" in front of fireplace, fire hazard.
- 
- Master Bedroom. Fireplace
14.  Fireplace Construction: Brick. Mortar loose in back of firebox, needs to be sealed prior to use.  
A qualified contractor is recommended to evaluate and estimate repairs.
  15. Type: Wood burning.
  16.  Smoke Chamber: Brick. Needs to be cleaned before use, minor creosote and debris build up in smoke chamber.
  17.  Flue: Not visible.
  18.  Damper: Metal.
  19.  Hearth: Flush mounted.

## Heating System

A NPNI M D

Basement. Heating System

1.  Heating System Operation: Adequate. Recommend following manufacturer service schedule.  
ThermoPride furnaces are not able to be dated without calling the manufacturer of the furnace, original build date is unknown.  
Furnace entering into second half of normal life span.  
Furnace is functional at time of inspection.
2. Manufacturer: ThermoPride.
3. Model Number: OL16-125 Serial Number: AJ618039
4. Type: Forced air. Capacity: 156,250 BTUHR
5. Area Served: Whole building. Approximate Age: 20+ years
6. Fuel Type: Oil.
7.  Heat Exchanger: 1 Burner. Sealed.
8. Unable to Inspect: 100%
9.  Blower Fan/Filter: Direct drive with disposable filter.
10.  Distribution: Metal duct, Insulated duct system. Heat ducts need to be cleaned.
11.  Circulator: Fan.
12.  Draft Control: Automatic.
13.  Flue Pipe: Single wall.
14.  Controls: Reset button.
15.  Thermostats: Individual.
16.  Fuel Tank: Oil tank. Older oil lines in floor next to furnace indicate that oil tank under deck is second oil tank.

# V.I. Inspections

## Heating System (Continued)

Fuel Tank: (continued)

Ask for decommissioning certification for original below ground tank.

17. Tank Location: Under deck.

18. Suspected Asbestos: No - Due to age of house it is recommended upon closing to remove all heat register covers and inspect for possible asbestos tape which was a normal building product at the time of original construction. If asbestos tape is found within heat ducts it will need to be abated.

## Plumbing

A NPNI M D

1.  Service Line: Galvanized. Service line moderately rusty at junction with foundation.  
Galvanized supply piping corrodes from inside causing decreased flow rates and will eventually require updating.  
Water volume test indicates that galvanized water main is nearing end of normal life span.  
Recommend qualified plumbing contractor evaluate and estimate cost of water main replacement so that cost of water main replacement is known.
2.  Main Water Shutoff: Basement.
3.  Water Lines: Copper, galvanized. Active seep leak at water line connection in S basement closet.  
Incorrectly connected copper/galvanized plumbing junctions. Copper will increase deterioration speed of galvanized feed lines.  
Galvanized supply piping corrodes from inside causing decreased flow-rates and will eventually require updating.  
Water volume pressure test shows a moderate pressure drop when multiple points of water use are engaged, indicating that remaining original galvanized water lines are nearing end of normal life span.  
A licensed plumber is recommended to evaluate and estimate cost of repairing leaking water pipe and of replacing remaining galvanized water lines so that cost is known.  
No re circulation pump installed for first floor S bathroom, takes a very long time to get hot water to the bathroom.
4.  Water Pressure: Unknown. No working hose faucet to test water pressure.
5.  Water Temperature: 120 Deg F.
6.  Drain Pipes: Cast iron, Galvanized, PVC. Rust stains on cast iron drain line, visible in furnace room, indicates original cast iron drain line has rusted through and then rusted itself shut. Rust stains on cast iron drain lines indicates drain lines are at end of normal life span.  
Lead bend drain line for toilet is nearing end of normal life span, higher potential for leakage to occur, should be replaced with ABS drain line.  
Original canister drain appears to still be in use for second floor hall bathroom bathtub drain, higher potential for leakage to occur.  
Recommend sewer scope inspection.  
A licensed plumber is recommended to evaluate and estimate cost of replacing original drain lines so that cost is known.
7.  Service Caps: Accessible.
8.  Vent Pipes: Cast iron, Galvanized.

## Plumbing (Continued)

Laundry room. Water Heater

9.  Water Heater Operation: Adequate. Water heater is at end of normal life span, higher potential for sudden leakage. Water heater should be replaced.  
Recommend qualified contractor evaluate and estimate cost of replacement.
10. Manufacturer: Kenmore.
11. Model Number: 153.321840 Serial Number: A06A037156
12. Type: Electric. Capacity: 80 Gal.
13. Approximate Age: 10-15 yrs. Area Served: Whole building.
14.  TPRV and Drain Tube: Copper. Pressure relief valve drain line is to terminate in a vertical position to prevent hot water from discharging horizontally (safety).  
Recommend qualified plumber evaluate.
15.  Expansion Tank: None.

## Bathroom

A NPNI M D

Powder room. Bathroom

1.  Ceiling: Paint.
2.  Walls: Wallpaper.
3.  Floor: Tile. All tile should be sealed.
4.  Doors: Wood. Door hits jamb when shutting, does not shut, needs adjustment.
5.  Windows: Wood frame.
6.  Electrical: Lighting.
7.  Sink/Basin: Wall mounted. Sink is partially detached from wall, needs adjustment.
8.  Faucets/Traps: Metal fixture with metal trap.
9.  Toilets: No brand.
10.  HVAC Source: None.
11.  Ventilation: Window.

First floor S bedroom bathroom. Bathroom

12.  Ceiling: Paint.
13.  Walls: Paint, Tile.
14.  Floor: Tile. All tile should be sealed.
15.  Doors: Wood. Strike plate is missing.  
Door sticks in jamb, needs adjustment.
16.  Windows: Wood frame.
17.  Electrical: 120 VAC. Ungrounded three prong outlets present. Outlets need to be reverted to two prong outlets or three prong outlets should be GFCI protected or wiring needs to be updated.  
Outlet in bathroom is not GFCI protected, all bathroom outlets are to be GFCI protected.  
A licensed electrician is recommended to evaluate and estimate repairs.
18.  Sink/Basin: Pedestal. Partially detached from wall.
19.  Faucets/Traps: Metal fixture with metal trap.
20.  Shower/Surround: Composite and tile. Piece of tile missing from threshold, water intrusion spot.  
Shower door does not stay shut.

## Bathroom (Continued)

### Shower/Surround: (continued)

All tile should be sealed.

Recommend qualified contractor evaluate and estimate repairs.

21.      Toilets: No brand.
22.      HVAC Source: Baseboard.
23.      Ventilation: Window. Recommend installing exhaust fan.

Recommend qualified contractor evaluate and estimate cost.

### Second floor hall bathroom. Bathroom

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24.      Ceiling: Wallpaper.
25.      Walls: Wallpaper.
26.      Floor: Painted.
27.      Doors: Wood. Door does not latch, needs adjustment.
28.      Windows: Wood frame. Screen does not shut.
29.      Electrical: 120 VAC. Outlet wired incorrectly, open neutral.  
Outlet in bathroom is not GFCI protected, all bathroom outlets are to be GFCI protected.  
A licensed electrician is recommended to evaluate and estimate repairs.
30.      Counter/Cabinet: Wood. Lower drawer missing.
31.      Sink/Basin: Pedestal.
32.      Faucets/Traps: Metal faucet with ABS trap.
33.      Tub/Surround: Cast iron bathtub and tile surround. Faucet needs to be sealed to tile surround, water intrusion spot.  
Enamel is well worn around drain, future rust spot.  
A qualified contractor is recommended to evaluate and estimate repairs.
34.      Toilets: Kohler.
35.      HVAC Source: Heating system register.
36.      Ventilation: Window. Recommend installing exhaust fan.  
Recommend qualified contractor evaluate and estimate cost.

### Master bathroom. Bathroom

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37.      Closet: Single.
38.      Ceiling: Paint.
39.      Walls: Paint, Paneling.
40.      Floor: Vinyl floor covering.
41.      Doors: Wood. Door does not latch, needs adjustment.
42.      Windows: Wood frame. Interior plastic of window well worn, broken.  
Window sill is partially unpainted.  
Open gap at top of window, heat loss area.  
Minor rot in lower edge of window frame.  
A qualified contractor is recommended to evaluate and estimate repairs.
43.      Electrical: 120 VAC. Outlet in bathroom is not GFCI protected, all bathroom outlets are to be GFCI protected.  
Fan in shower surround is not GFCI protected.  
A licensed electrician is recommended to evaluate and estimate repairs.
44.      Counter/Cabinet: Stone and wood. All stone should be sealed.
45.      Sink/Basin: Molded single bowl.

# V.I. Inspections

## Bathroom (Continued)

46.  Faucets/Traps: Metal fixture with metal trap. When valves are on in cabinet there is no water to sink.  
A licensed plumber is recommended to evaluate and estimate repairs.
47.  Tub/Surround: Cast iron bathtub and tile surround. All tile should be sealed.
48.  Toilets: Kohler.
49.  HVAC Source: Heating system register. Located in sink cabinet.
50.  Ventilation: Electric ventilation fan and window.

## Kitchen

A NPNI M D

First floor. Kitchen

1.  Cooking Appliances: General Electric. 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.  
A few of the knobs are missing.  
Appliance at end of normal life span, functional at time of inspection.
2.  Ventilator: Nautilus. Ventilator does not engage, fan hums but does not turn.  
Recommend an appliance repair contractor evaluate.
3.  Dishwasher: Kenmore. Appliance in second half of normal life span, functional at time of inspection.
4. 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.
5.  Refrigerator: Amana. Freezer drawer is missing.  
Appliance in second half of normal life span, functional at time of inspection.
6.  Sink: Metal.
7.  Electrical: 120 VAC. Dead ended live wiring under sink needs to be removed.  
Outlets in kitchen are not GFCI protected, all kitchen outlets are to be GFCI protected.  
A licensed electrician is recommended to evaluate and estimate repairs.
8.  Plumbing/Fixtures: Metal fixture/PVC drain lines.
9.  Counter Tops: Laminate.
10.  Cabinets: Wood.
11.  Pantry: Single.
12.  Ceiling: Paint.
13.  Walls: Paint, Wallpaper.
14.  Floor: Linoleum. Test flooring for asbestos if removing.
15.  Windows: Wood frame.
16.  HVAC Source: Heating system register.



# V.I. Inspections

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Allen Casey.  
13229 Frazier PI NW

## Bedroom

A NPNI M D

### First floor S bedroom. Bedroom

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1.  Closet: Walk In, Single.
2.  Ceiling: Paint.
3.  Walls: Paint.
4.  Floor: Hardwood.
5.  Doors: Wood.
6.  Windows: Wood frame. Some sash cords are broken.
7.  Electrical: 120 VAC. Outlet over baseboard heater (safety), needs to be removed and/or relocated. Ungrounded three prong outlets present. Outlets need to be reverted to two prong outlets or three prong outlets should be GFCI protected or wiring needs to be updated. A licensed electrician is recommended to evaluate and estimate repairs.
8.  HVAC Source: Baseboard, Heating system register.
9.  Smoke Detector: Battery operated.

### Second Floor NW Bedroom. Bedroom

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10.  Closet: Walk In.
11.  Ceiling: Paint.
12.  Walls: Paint.
13.  Floor: Carpet.
14.  Doors: Wood. Hits jamb when shutting, does not shut, needs adjustment.
15.  Windows: Wood frame.
16.  Electrical: 120 VAC. Ungrounded three prong outlets present. Outlets need to be reverted to two prong outlets or three prong outlets should be GFCI protected or wiring needs to be updated. Exposed light bulb in closet should be updated to sealed system. Suggest evaluation by licensed electrician.
17.  HVAC Source: Heating system register.
18.  Smoke Detector: Battery operated.

### Second Floor W Bedroom. Bedroom

---

19.  Closet: Walk In.
20.  Ceiling: Paint.
21.  Walls: Paint.
22.  Floor: Carpet.
23.  Doors: Wood. Hits jamb when shutting, does not shut, needs adjustment.
24.  Windows: Wood frame.
25.  Electrical: 120 VAC. S outlet wired incorrectly, reversed polarity. Exposed light bulb in closet should be updated to sealed system. A licensed electrician is recommended to evaluate and estimate repairs.
26.  HVAC Source: Heating system register.
27.  Smoke Detector: Battery operated.

# V.I. Inspections

## Bedroom (Continued)

Master bedroom. Bedroom

28.  Closet: Walk In, Single.
29.  Ceiling: Paint.
30.  Walls: Paint. Cosmetic cracks present, normal for age of house.
31.  Floor: Hardwood.
32.  Doors: Wood, Wood/glass. Rot occurring in lower edge of balcony access door.  
Interior door hits jamb when shutting, does not shut, needs adjustment.  
Exterior door latch does not engage, needs adjustment.  
A qualified contractor is recommend to evaluate and estimate repairs.
33.  Windows: Wood frame.
34.  Electrical: 120 VAC. SW outlet wired incorrectly, reversed polarity.  
Ceiling fan is non-functional at time of inspection.  
Exposed light bulb in closet should be updated to sealed system.  
A licensed electrician is recommended to evaluate and estimate repairs.  
Lights over fireplace engage by turning light bulbs.
35.  HVAC Source: Heating system register.
36.  Smoke Detector: Battery operated.

## Living Space

A NPNI M D

Entryway and halls. Living Space

1.  Closet: Double wide.
2.  Ceiling: Paint. Cosmetic cracks present, normal for age of house.
3.  Walls: Paint.
4.  Floor: Hardwood, Linoleum. Test linoleum flooring for asbestos if removing.
5.  Doors: Wood.
6.  Windows: Wood frame.
7.  Electrical: 120 VAC. Entry hall outlet broken, exposed live wiring (safety).  
Entry hall outlet wired incorrectly, reversed polarity.  
A licensed electrician is recommended to evaluate and estimate repairs.

8.  HVAC Source: Heating system register.
9.  Smoke Detector: Battery operated.

Living room. Living Space

10.  Ceiling: Paint.
11.  Walls: Paint. Cosmetic cracks present, normal for age of house.
12.  Floor: Hardwood. Minor cupping in floor.
13.  Doors: Metal slider. Slider door difficult to open/shut, needs adjustment.  
Metal framed doors will have a higher potential for condensation build up.
14.  Windows: Wood frame.
15.  Electrical: 120 VAC. NW and E outlets wired incorrectly, reversed polarity.  
A licensed electrician is recommended to evaluate and estimate repairs.

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## Living Space (Continued)

Electrical: (continued)

16.  HVAC Source: Heating system register.  
Dining room. Living Space
- 
17.  Ceiling: Paint.
18.  Walls: Paint.
19.  Floor: Hardwood. Cupping and staining in SW floor indicates past water intrusion, appears to be from potted plants.  
A qualified contractor is recommended to evaluate and estimate repairs.
20.  Windows: Wood frame. Lower SW pane broken.  
Rot in lower edge of window.
21.  Electrical: 120 VAC. S outlet wired incorrectly, reversed polarity.  
A licensed electrician is recommended to evaluate and estimate repairs.
22.  HVAC Source: Heating system register.  
Family room. Living Space
- 
23.  Ceiling: Paint.
24.  Walls: Wallpaper, Paneling. Rot in base trim under heater.  
Frass and rot indicates past insect intrusion behind heater, hidden conditions may be present.  
Wallpaper peeling in NE sections over heater.  
A qualified contractor is recommended to evaluate and estimate repairs.
25.  Floor: Linoleum. Minor tear in SE floor.  
Test flooring for asbestos if removing.
26.  Doors: Wood/glass. Deck access door is difficult to open/shut.  
Floor and upper jamb locks do not engage and fully lock.  
Door needs adjustment to function properly.
27.  Windows: Wood frame.
28.  Electrical: 120 VAC.
29.  HVAC Source: Heating system register, Baseboard.  
First floor office. Living Space
- 
30.  Ceiling: Paint.
31.  Walls: Paneling, Brick veneer.
32.  Floor: Hardwood.
33.  Doors: Wood/glass, Pocket door.
34.  Windows: Wood frame.
35.  Electrical: 120 VAC. Outlet over baseboard heater (safety), needs to be removed and/or relocated.  
Two prong ungrounded outlets present.  
A licensed electrician is recommended to evaluate and estimate repairs.
36.  HVAC Source: Baseboard.
37.  Smoke Detector: Battery operated.  
Second floor bonus room. Living Space
- 
38.  Closet: Double wide.
39.  Ceiling: Paint.

# V.I. Inspections

## Living Space (Continued)

40.      Walls: Paint.
41.      Floor: Linoleum tile. Test flooring for asbestos if removing.
42.      Doors: Wood. Strike plate is missing.
43.      Windows: Metal frame. Lower weather stripping detached from W window.
44.      Electrical: 120 VAC. Outlet over baseboard heater (safety), needs to be removed and/or relocated. Ungrounded three prong outlets present. Outlets need to be reverted to two prong outlets or three prong outlets should be GFCI protected or wiring needs to be updated. A licensed electrician is recommended to evaluate and estimate repairs.
45.      HVAC Source: Heating system register, Baseboard.
46.      Smoke Detector: Battery operated.

## Laundry Room/Area

A NPNI M D

Basement. Laundry Room/Area

1.      Ceiling: Exposed framing.
2.      Walls: Paneling, Exposed framing.
3.      Floor: Tile. All tile should be sealed.
4.      Doors: Wood/glass.
5.      Windows: Metal frame.
6.      Electrical: 120 VAC. Outlet wired incorrectly, reversed polarity. Light is non-functional at time of inspection. A licensed electrician is recommended to evaluate and estimate repairs.
7.      Washer/Dryer: Kenmore. Appliances are at end of normal life span, functional at time of inspection.
8.      Washer Hose Bib: Gate valves. Rubber type washer feed hoses should be replaced with braided stainless lines per preventative maintenance. Recommend upgrading to braided metal type lines. Gate valves do not turn, have rusted in open position. A licensed plumber is recommended to evaluate and estimate repairs.
9.      Washer and Dryer Electrical: 120-240 VAC. Older style 3 wire outlet to dryer should be updated with current 4 wire outlet. Evaluation by a licensed electrician is recommended.
10.      Dryer Vent: Rigid metal, Plastic flex. Plastic flexible duct is not allowed for dryer exhaust, higher fire hazard, needs to be replaced with rigid or metal flex duct.
11.      Washer Drain: Wall mounted drain.
12.      Floor Drain: Surface 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. Porch: Stamped Concrete. Rot occurring in lower end of N front porch roof support post.  
Middle front porch roof support posts are loose on install, lower ends can be moved.  
Recommend qualified contractor evaluate and estimate repairs.
2. Patio: Concrete. Moderate to severe displacement in mid-section of patio due to tree root intrusion.  
Moderate staggered settling crack in brick work at N end of patio.  
W corner brick missing from brick work at N end of patio.  
A qualified contractor is recommended to evaluate and estimate repairs.
3. Flower Bed: Brick. Flower beds in contact with house create a higher potential for water intrusion in house structure, higher potential for water damage to occur at this location.  
Recommend built in flower bed be removed.
4. Deck: Rubberized deck coating. Sections of lower railing missing.  
Paint peeling in railing system.  
Rot occurring in sections of railing system.  
Horizontal railings are climbing hazard for small children (safety).  
Baluster openings in railing system are too wide (safety).  
Rot occurring in trim work at SW corner of deck.  
A qualified contractor is recommended to evaluate and estimate repairs.
5. Balcony: Rubberized deck coating. Rot occurring in balcony railings.  
Balcony railings are too low to today's standards (safety).  
Waterproof coating on balcony is starting to peel, needs to be redone.  
A qualified contractor is recommended to evaluate and estimate repairs.
6. Vegetation: Lawn, shrubs, trees. Vegetation in contact with structure needs to be trimmed back at least 1' to allow for air flow between vegetation and siding and to reduce potential for insect intrusion.  
Tree limbs over hang the roof and should be cut back.  
Ivy growing into trees should be removed.  
An evaluation by a qualified arborist is recommended to estimate services required to repair this problem.
7. Window Wells: Concrete. Cannot verify drainage system for window wells, higher potential for moisture intrusion at window well locations, additional drainage may be required.
8. Basement Stairwell: Concrete. Handrail not installed (safety).  
Concrete railing adjoining deck for basement stairwell is too low to today's standards (safety).
9. Basement Stairwell Drain: Surface drain. Basement stairwell drain drains very slowly, recommend cleaning.  
A licensed plumber is recommended to evaluate and estimate repairs.

## Exterior

10. Whole structure. Exterior Surface Type: Cedar shingles, Cedar lap siding, Brick veneer. Minor rot occurring in lower W cedar shingles where in contact with flower bed.  
Dormer siding in contact with roof, needs a gap so that water cannot transfer from roof to siding.  
Siding in contact with patio access steps, higher potential for moisture intrusion.  
Minor paint peeling throughout siding system, all wood siding will need to be maintained against moisture

## Marginal Summary (Continued)

Type: (continued)

intrusion.

Minor cupping in W and S facing siding.

Weep holes are not installed along lower row of brick veneer system, weep holes are needed to allow any moisture build up behind brick veneer a way to exit the brick veneer siding system.

Small sections of missing mortar in NE brick veneer, next to NE entry door.

Recommend qualified contractor evaluate and estimate repairs.

11. Fascia: Wood. Rot in fascia at SE corner of balcony.

SW and SE lower fascia tails are missing.

A qualified contractor is recommended to evaluate and estimate repairs.

12. Soffits: Wood. Staining in N soffit of S addition indicates past water intrusion, dry at time of inspection, hidden conditions may be present.

Recommend qualified contractor evaluate and estimate repairs.

13. Windows: Wood frame, Metal frame. Rot occurring in lower edges of some wood window frames.

Minor cracks in a few of the windows.

Some windows painted shut.

Window hardware weather worn.

Glazing compound well worn on some windows.

Wood windows will need to be maintained against water intrusion.

Single pane windows are less thermally efficient, more prone to condensation, normal for age of house.

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.

Recommend qualified contractor evaluate and estimate repairs needed to window system.

14. Exterior Lighting: Surface mount, ground lights. Some of the exterior lights are non-functional at time of inspection, appear to be burned out light bulbs.

Recommend a licensed electrician evaluate and estimate repairs.

15. Exterior Electric Outlets: 120 VAC. Patio outlet loose on install.

Patio outlet is not GFCI protected.

Recommend qualified electrician evaluate and estimate repairs.

16. Hose Bibs: Gate. Vacuum breakers are not installed. Should be installed to prevent back flow.

## Roof

17. Flashing: Galvanized. Kick out flashing not installed at roof junctions with siding at gutter transition, higher potential for roof run off to empty on to siding, hidden conditions may be present.

A qualified roofing contractor is recommended to evaluate and estimate repairs.

18. Plumbing Vents: Cast Iron, Galvanized. Lead boot stops short of top of NW plumbing vent pipe, open gap is water intrusion spot.

Counter flashing caps for lead boot flashing are not installed, potential water intrusion spot. Recommend counter flashing caps be installed.

A licensed plumber is recommended to evaluate and estimate repairs.

19. Gutters: Aluminum. Rot in SE balcony fascia appears to be from leaking gutter.

SE gutter slopes down away from downspout.

Gutter system needs cleaning.

Staining on W siding under middle dormer bump out indicates roof runoff water flows down siding during wet months.

## Marginal Summary (Continued)

Gutters: (continued)

A qualified contractor is recommended to evaluate and estimate repairs.

20. Downspouts: Aluminum. Upper elbow of downspout over basement stairwell detached.

W middle downspout drains into W flower bed, higher potential for flower bed to be saturated and allow moisture to intrude into structure.

Recommend qualified contractor evaluate and estimate repairs.

21. Leader/Extension: Concrete, None. Many of the downspouts drain too close to foundation. Leaders should extend 6 feet beyond the foundation perimeter.

Original concrete leader system more prone to failure due to age and material, observe for water not draining into original leader system during wet season.

Not raining at time of inspection, leader system not inspected.

22. Middle chimney. Chimney Chimney: Brick. Small areas of loose and/or missing mortar in exposed sections of body of chimney with ferns growing out of cracks.

A qualified mason is recommended to evaluate and estimate repairs.

## Garage/Carport

23. Detached. Garage Garage Doors: Wood. Rot occurring along lower edge of doors.

Rot occurring in lower door trim where in contact with cement.

Outer doors have been framed shut, garage doors cannot fully open.

A qualified contractor is recommended to evaluate and estimate repairs.

24. Detached. Garage Exterior Surface: Cedar shingles. Soil/siding contact on E side of garage, higher potential for rot to occur.

Vegetation in contact with structure needs to be trimmed back at least 1' to allow for air flow between vegetation and siding and to reduce potential for insect intrusion.

Minor damage in NW siding due to past vegetation.

Recommend qualified contractor evaluate and estimate repairs.

25. Detached. Garage Roof: Cedar Shingle. Sections of ridge cap system well worn with many ridge caps detaching.

Wear in roof material indicates roof is in second half to latter third of normal life span.

A qualified cedar shingle roofing contractor is recommended to evaluate for repairs and maintenance.

26. Detached. Garage Floor/Foundation: Poured concrete. Efflorescence in garage floor indicates that moisture barrier plastic may not have been installed.

Cosmetic cracks present, normal for age of house.

27. Detached. Garage Stairs: Wood. No handrail for stairs and no railing around top of stairwell present (safety).

28. Detached. Garage Electrical: 120 VAC. Lights non-functional at time of inspection.

Outlets in garage are not GFCI protected, all outlets are to be GFCI protected.

Wiring outside of framing needs to be in conduit.

S wall sconce lights are provided power via a lamp cord wired into NM sheathed wiring, incorrect.

Open junction boxes need cover plates installed.

A licensed electrician is recommended to evaluate and estimate repairs.

29. Detached. Garage Downspouts: Aluminum. N downspout drains on to siding, lower elbow needs to be installed.

# V.I. Inspections

## Marginal Summary (Continued)

### Electrical

30. Conductor Type: NM sheathed wiring, Knob and tube, Armored cable. Original knob and tube wiring present in sections of the house. Knob and tube wiring is an ungrounded wiring system wrapped in a fabric and has a higher fire hazard than today's current wiring system.  
Recommend replacing original knob and tube wiring system with current wiring system.  
Recommend having a qualified electrician evaluate and estimate cost of updating older wiring system.
31. Ground: Plumbing ground only. Grounding rods need to be installed.  
Recommend qualified electrician evaluate and estimate cost of installing required grounding.
32. Family room. Electric Panel Manufacturer: Square D. Double taps occurring at grounded conductors in panel terminal, each grounded conductor is to be isolated in its own terminal screw.  
Missing 1 cover plate screw.  
Recommend licensed electrician evaluate and estimate repairs.
33. Family room. Electric Panel Breakers: Copper. Breaker #19 is triple tapped, not designed to be triple tapped.  
Recommend qualified electrician evaluate and estimate repairs.

### Structure

34. Foundation: Poured concrete. Heavy settling crack in NW foundation, behind above ground oil tank.  
Moderate settling crack in N foundation on N side of structure, has been patched.  
Moderate settling crack at SW corner of N addition.  
Settling cracks indicates NW section of house has settled downhill over time.  
Recommend that a foundation specialist evaluate foundation and estimate repairs required to stabilize foundation.  
Minor settling crack in S foundation, mid span. Crack should be sealed against moisture intrusion and observed for future movement.  
House is not retrofitted for earthquakes, normal for house of this age.
35. Differential Movement: Settling has occurred. See foundation notes.  
Unevenness in first floor office and bedroom area, appears to be normal for age of house.  
No evidence of active settling at time of inspection.  
House needs to be observed for settling over time.  
If movement is found to still be occurring, recommend that a foundation specialist evaluate.
36. Beams: Solid wood. No moisture barrier installed at beam/foundation junctions, higher potential for moisture and/or pest intrusion, normal for age of house.  
Portions visible.
37. Piers/Posts: Wood. Moisture barrier not installed at support posts for basement stairwell, higher potential for moisture and/or WDO intrusion.
38. Stairs/Handrails: Wood/wood. Baluster spacing too wide (safety).  
Upper railing is too low for today's standards (safety).
39. Below Grade: Basement, Crawl space. 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.  
Efflorescence and staining located in basement and crawl space indicate moisture intrusion below grade during wet months, additional drainage may be required.



# V.I. Inspections

## Marginal Summary (Continued)

### Attic

40. S attic. Attic Access: Open. No air seal present for attic access hatch.  
Recommend air seal be installed to prevent moisture from interior space entering untreated attic space and causing condensation which can increase potential for vegetative haze to grow on sheathing.
41. S attic. Attic Insulation Depth: 4"-6" - Insufficient insulation present by today's standards.  
Recommend additional insulation be installed.  
A qualified contractor is recommended to evaluate and estimate repairs.
42. S attic. Attic Wiring/Lighting: Knob and tube. Original knob and tube wiring is present. Knob and tube wiring is an older ungrounded electrical system and has a higher fire hazard potential.  
Recommend qualified electrician evaluate and estimate cost of updating older wiring system to current grounded NM sheathed wire design.
43. S attic. Attic Debris: Roof debris, dead vines. Light roof debris in insulation.  
Dead vines need to be removed.
44. Main attic. Attic Access: Open. No air seal present for attic access hatch.  
Recommend air seal be installed to prevent moisture from interior space entering untreated attic space and causing condensation which can increase potential for vegetative haze to grow on sheathing.
45. Main attic. Attic Sheathing: Skip sheathing. Appearance of possible light vegetative haze on some sections of sheathing material and rafters.  
Recommend qualified mold remediation company evaluate and estimate remediation.
46. Main attic. Attic Insulation Depth: 2-4" - Insufficient insulation present by today's standards.  
Recommend additional insulation be installed.  
A qualified contractor is recommended to evaluate and estimate repairs.
47. Main attic. Attic Debris: Roof debris. Moderate roof debris in insulation.

### Basement

48. Main. Basement Walls: Sheet rock, Concrete. Wood spacers installed onto basement wall for sheet rock install are of untreated wood, higher potential for rot to occur.  
Vegetative haze on one piece of lower framing for S basement closet.  
A qualified contractor is recommended to evaluate and estimate repairs.
49. Main. Basement Windows: Metal frame. Lower window pane broken.  
Lower frame moderately rusty.  
A qualified glazier is recommended to evaluate and estimate repairs.
50. Main. Basement Electrical: Lighting. Some lights detached from ceiling.  
Main light non-functional at time of inspection.  
All open junction boxes need cover plates installed.  
A licensed electrician is recommended to evaluate and estimate repairs.
51. Main. Basement Moisture Location: Lower walls and W floor. Efflorescence along foundation walls and staining on floor indicates moisture intrusion during wet months.  
Basement is very musty at time of inspection.  
Additional drainage may be required if moisture is found to be entering basement area in wet season.  
A qualified contractor is recommended to evaluate and estimate cost of installing water prevention system for basement area.

# V.I. Inspections

## Marginal Summary (Continued)

52. Main. Basement Basement Stairs/Railings: Wood/wood. No returns on handrails (safety).

### Crawl Space

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53. South. Crawl Space Access: Open. Access opening is too small for access, needs to be a minimum of 18" x 18" wide.

Recommend qualified contractor evaluate.

54. South. Crawl Space Moisture Penetration: Present. Efflorescence on lower foundation walls in visible portion of crawl space indicates past moisture intrusion during wet months. Dry at time of inspection.

Efflorescence on W foundation wall corresponds with built in flower bed on W side of house.

55. South. Crawl Space Moisture Barrier: Plastic over earth. Sections of exposed soil in crawl space, all soil should be covered by 6 mill black plastic moisture barrier.

56. South. Crawl Space Insulation: Not installed. Recommend installing insulation to improve thermal efficiency of house.

57. South. Crawl Space Debris: General debris. All wood debris should be removed from crawl space area, potential food source for WDO's.

### Fireplace/Wood Stove

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58. Living Room. Fireplace Smoke Chamber: Brick. Needs to be cleaned before use, minor creosote build up in smoke chamber.

59. First floor office. Fireplace Freestanding Stove: Wood burning. Moderate rust inside wood stove and on doors.

Wood stove was not tested at time of inspection.

Wood stove does not meet current clean air regulations.

Recommend replacement of older wood stove system.

A qualified contractor is recommended to evaluate and estimate repairs.

60. First floor office. Fireplace Flue: Metal. Flue is moderately rusty, needs replacement.

A qualified contractor is recommended to evaluate and estimate repairs.

61. First floor office. Fireplace Hearth: Raised. Hearth doesn't extend 18" in front of fireplace, fire hazard.

62. Master Bedroom. Fireplace Fireplace Construction: Brick. Mortar loose in back of firebox, needs to be sealed prior to use.

A qualified contractor is recommended to evaluate and estimate repairs.

63. Master Bedroom. Fireplace Smoke Chamber: Brick. Needs to be cleaned before use, minor creosote and debris build up in smoke chamber.

### Heating System

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64. Basement. Heating System Distribution: Metal duct, Insulated duct system. Heat ducts need to be cleaned.

65. Fuel Tank: Oil tank. Older oil lines in floor next to furnace indicate that oil tank under deck is second oil tank.

Ask for decommissioning certification for original below ground tank.

### Plumbing

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66. Service Line: Galvanized. Service line moderately rusty at junction with foundation.

Galvanized supply piping corrodes from inside causing decreased flow rates and will eventually require updating.

Water volume test indicates that galvanized water main is nearing end of normal life span.

Recommend qualified plumbing contractor evaluate and estimate cost of water main replacement so that cost of water main replacement is known.

# V.I. Inspections

## Marginal Summary (Continued)

67. Drain Pipes: Cast iron, Galvanized, PVC. Rust stains on cast iron drain line, visible in furnace room, indicates original cast iron drain line has rusted through and then rusted itself shut. Rust stains on cast iron drain lines indicates drain lines are at end of normal life span.  
Lead bend drain line for toilet is nearing end of normal life span, higher potential for leakage to occur, should be replaced with ABS drain line.  
Original canister drain appears to still be in use for second floor hall bathroom bathtub drain, higher potential for leakage to occur.  
Recommend sewer scope inspection.  
A licensed plumber is recommended to evaluate and estimate cost of replacing original drain lines so that cost is known.
68. Laundry room. Water Heater Water Heater Operation: Adequate. Water heater is at end of normal life span, higher potential for sudden leakage. Water heater should be replaced.  
Recommend qualified contractor evaluate and estimate cost of replacement.
69. Laundry room. Water Heater TPRV and Drain Tube: Copper. Pressure relief valve drain line is to terminate in a vertical position to prevent hot water from discharging horizontally (safety).  
Recommend qualified plumber evaluate.

## Bathroom

70. Powder room. Bathroom Doors: Wood. Door hits jamb when shutting, does not shut, needs adjustment.
71. Powder room. Bathroom Sink/Basin: Wall mounted. Sink is partially detached from wall, needs adjustment.
72. First floor S bedroom bathroom. Bathroom Doors: Wood. Strike plate is missing.  
Door sticks in jamb, needs adjustment.
73. First floor S bedroom bathroom. Bathroom Electrical: 120 VAC. Ungrounded three prong outlets present. Outlets need to be reverted to two prong outlets or three prong outlets should be GFCI protected or wiring needs to be updated.  
Outlet in bathroom is not GFCI protected, all bathroom outlets are to be GFCI protected.  
A licensed electrician is recommended to evaluate and estimate repairs.
74. First floor S bedroom bathroom. Bathroom Sink/Basin: Pedestal. Partially detached from wall.
75. First floor S bedroom bathroom. Bathroom Shower/Surround: Composite and tile. Piece of tile missing from threshold, water intrusion spot.  
Shower door does not stay shut.  
All tile should be sealed.  
Recommend qualified contractor evaluate and estimate repairs.
76. First floor S bedroom bathroom. Bathroom Ventilation: Window. Recommend installing exhaust fan.  
Recommend qualified contractor evaluate and estimate cost.
77. Second floor hall bathroom. Bathroom Doors: Wood. Door does not latch, needs adjustment.
78. Second floor hall bathroom. Bathroom Windows: Wood frame. Screen does not shut.
79. Second floor hall bathroom. Bathroom Electrical: 120 VAC. Outlet wired incorrectly, open neutral.  
Outlet in bathroom is not GFCI protected, all bathroom outlets are to be GFCI protected.  
A licensed electrician is recommended to evaluate and estimate repairs.
80. Second floor hall bathroom. Bathroom Counter/Cabinet: Wood. Lower drawer missing.
81. Second floor hall bathroom. Bathroom Tub/Surround: Cast iron bathtub and tile surround. Faucet needs to be sealed to tile surround, water intrusion spot.  
Enamel is well worn around drain, future rust spot.

## Marginal Summary (Continued)

Tub/Surround: (continued)

A qualified contractor is recommended to evaluate and estimate repairs.

82. Second floor hall bathroom. Bathroom Ventilation: Window. Recommend installing exhaust fan.

Recommend qualified contractor evaluate and estimate cost.

83. Master bathroom. Bathroom Doors: Wood. Door does not latch, needs adjustment.

84. Master bathroom. Bathroom Windows: Wood frame. Interior plastic of window well worn, broken.

Window sill is partially unpainted.

Open gap at top of window, heat loss area.

Minor rot in lower edge of window frame.

A qualified contractor is recommended to evaluate and estimate repairs.

85. Master bathroom. Bathroom Electrical: 120 VAC. Outlet in bathroom is not GFCI protected, all bathroom outlets are to be GFCI protected.

Fan in shower surround is not GFCI protected.

A licensed electrician is recommended to evaluate and estimate repairs.

86. Master bathroom. Bathroom HVAC Source: Heating system register. Located in sink cabinet.

## Kitchen

87. First floor. Kitchen Cooking Appliances: General Electric. 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.

A few of the knobs are missing.

Appliance at end of normal life span, functional at time of inspection.

88. 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.

89. First floor. Kitchen Refrigerator: Amana. Freezer drawer is missing.

Appliance in second half of normal life span, functional at time of inspection.

90. First floor. Kitchen Electrical: 120 VAC. Dead ended live wiring under sink needs to be removed.

Outlets in kitchen are not GFCI protected, all kitchen outlets are to be GFCI protected.

A licensed electrician is recommended to evaluate and estimate repairs.

## Bedroom

91. First floor S bedroom. Bedroom Windows: Wood frame. Some sash cords are broken.

92. Second Floor NW Bedroom. Bedroom Doors: Wood. Hits jamb when shutting, does not shut, needs adjustment.

93. Second Floor NW Bedroom. Bedroom Electrical: 120 VAC. Ungrounded three prong outlets present. Outlets need to be reverted to two prong outlets or three prong outlets should be GFCI protected or wiring needs to be updated.

Exposed light bulb in closet should be updated to sealed system.

Suggest evaluation by licensed electrician.

94. Second Floor W Bedroom. Bedroom Doors: Wood. Hits jamb when shutting, does not shut, needs adjustment.

95. Second Floor W Bedroom. Bedroom Electrical: 120 VAC. S outlet wired incorrectly, reversed polarity.

Exposed light bulb in closet should be updated to sealed system.

A licensed electrician is recommended to evaluate and estimate repairs.

96. Master bedroom. Bedroom Doors: Wood, Wood/glass. Rot occurring in lower edge of balcony access door.

Interior door hits jamb when shutting, does not shut, needs adjustment.

Exterior door latch does not engage, needs adjustment.

## Marginal Summary (Continued)

### Doors: (continued)

A qualified contractor is recommend to evaluate and estimate repairs.

97. Master bedroom. Bedroom Electrical: 120 VAC. SW outlet wired incorrectly, reversed polarity.

Ceiling fan is non-functional at time of inspection.

Exposed light bulb in closet should be updated to sealed system.

A licensed electrician is recommended to evaluate and estimate repairs.

Lights over fireplace engage by turning light bulbs.

## Living Space

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98. Living room. Living Space Floor: Hardwood. Minor cupping in floor.

99. Living room. Living Space Doors: Metal slider. Slider door difficult to open/shut, needs adjustment.

Metal framed doors will have a higher potential for condensation build up.

100. Living room. Living Space Electrical: 120 VAC. NW and E outlets wired incorrectly, reversed polarity.

A licensed electrician is recommended to evaluate and estimate repairs.

101. Dining room. Living Space Floor: Hardwood. Cupping and staining in SW floor indicates past water intrusion, appears to be from potted plants.

A qualified contractor is recommended to evaluate and estimate repairs.

102. Dining room. Living Space Windows: Wood frame. Lower SW pane broken.

Rot in lower edge of window.

103. Dining room. Living Space Electrical: 120 VAC. S outlet wired incorrectly, reversed polarity.

A licensed electrician is recommended to evaluate and estimate repairs.

104. Family room. Living Space Floor: Linoleum. Minor tear in SE floor.

Test flooring for asbestos if removing.

105. Family room. Living Space Doors: Wood/glass. Deck access door is difficult to open/shut.

Floor and upper jamb locks do not engage and fully lock.

Door needs adjustment to function properly.

106. Second floor bonus room. Living Space Doors: Wood. Strike plate is missing.

107. Second floor bonus room. Living Space Windows: Metal frame. Lower weather stripping detached from W window.

## Laundry Room/Area

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108. Basement. Laundry Room/Area Electrical: 120 VAC. Outlet wired incorrectly, reversed polarity.

Light is non-functional at time of inspection.

A licensed electrician is recommended to evaluate and estimate repairs.

109. Basement. Laundry Room/Area Washer Hose Bib: Gate valves. Rubber type washer feed hoses should be replaced with braided stainless lines per preventative maintenance.

Recommend upgrading to braided metal type lines.

Gate valves do not turn, have rusted in open position.

A licensed plumber is recommended to evaluate and estimate repairs.

# V.I. Inspections

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Allen Casey.  
13229 Frazier PI NW

## Marginal Summary (Continued)

## 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.

### Lots and Grounds

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1. Driveway: Asphalt. Sections of upheaval in driveway surface due to root intrusion.  
A qualified contractor is recommended to evaluate and estimate repairs.
2. Steps/Stoops: Concrete, Wood. Wooden access steps to back yard have rotted out, need to be replaced.  
A qualified contractor is recommended to evaluate and estimate repairs.

### Roof

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3. Main. Roof Surface Material: Cedar shingles. Shingle missing from NE dormer roof, small hole in NE dormer roof system, water intrusion spot.  
A few shingles are missing, water intrusion spots, need to be replaced.  
Moderate cupping in W facing shingles, due to weathering.  
Sections of ridge cap system well worn with many ridge caps detaching.  
Minor rot in a few of the cedar shingles.  
W side of roof will need replacing before E side of roof due to weathering patterns.  
Wear in roof material indicates roof is in second half to latter third of normal life span.  
A qualified cedar shingle roofing contractor is recommended to evaluate roof for repairs needed and maintenance.

### Structure

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4. Pest: Insect. Frass present under family room baseboard heater, along W wall of crawl space and N wall of furnace room indicates past insect intrusion, hidden conditions may be present.  
No evidence of active intrusion at time of inspection, observe for future activities.  
Recommend structural pest inspection by licensed structural pest inspector.

### Attic

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5. S attic. Attic Insulation: Blown in. Trails and tunnels and rodent waste throughout blown in insulation indicates past/present rodent intrusion.  
Rodents operate by sense of smell, affected insulation should be removed and replaced.  
A qualified contractor is recommended to evaluate and estimate cost of removal of insulation, sanitizing attic and re installing new insulation.
6. S attic. Attic Pest: Rodent. Evidence of past/present rodent intrusion in attic, insulation has been compromised.  
Recommend qualified pest control operator evaluate and estimate cost of exclusion and remediation.
7. Main attic. Attic Insulation: Blown in. Trails and tunnels and heavy rodent waste throughout blown in insulation indicates past/present rodent intrusion.  
Rodents operate by sense of smell, affected insulation should be removed and replaced.  
A qualified contractor is recommended to evaluate and estimate cost of removal of insulation, sanitizing attic and re installing new insulation.
8. Main attic. Attic Pest: Rodent. Evidence of past/present rodent intrusion in attic, insulation has been compromised.  
Recommend qualified pest control operator evaluate and estimate cost of exclusion and remediation.

# V.I. Inspections

## Defective Summary (Continued)

### Crawl Space

9. South. Crawl Space Ventilation: None. No ventilation present.  
Recommend ventilation be installed to improve air exchange within crawl space.  
A qualified contractor is recommended to evaluate and estimate repairs.

### Plumbing

10. Water Lines: Copper, galvanized. Active seep leak at water line connection in S basement closet.  
Incorrectly connected copper/galvanized plumbing junctions. Copper will increase deterioration speed of galvanized feed lines.  
Galvanized supply piping corrodes from inside causing decreased flow-rates and will eventually require updating.  
Water volume pressure test shows a moderate pressure drop when multiple points of water use are engaged, indicating that remaining original galvanized water lines are nearing end of normal life span.  
A licensed plumber is recommended to evaluate and estimate cost of repairing leaking water pipe and of replacing remaining galvanized water lines so that cost is known.  
No re circulation pump installed for first floor S bathroom, takes a very long time to get hot water to the bathroom.

### Bathroom

11. Master bathroom. Bathroom Faucets/Traps: Metal fixture with metal trap. When valves are on in cabinet there is no water to sink.  
A licensed plumber is recommended to evaluate and estimate repairs.

### Kitchen

12. First floor. Kitchen Ventilator: Nautilus. Ventilator does not engage, fan hums but does not turn.  
Recommend an appliance repair contractor evaluate.

### Bedroom

13. First floor S bedroom. Bedroom Electrical: 120 VAC. Outlet over baseboard heater (safety), needs to be removed and/or relocated.  
Ungrounded three prong outlets present. Outlets need to be reverted to two prong outlets or three prong outlets should be GFCI protected or wiring needs to be updated.  
A licensed electrician is recommended to evaluate and estimate repairs.

### Living Space

14. Entryway and halls. Living Space Electrical: 120 VAC. Entry hall outlet broken, exposed live wiring (safety).  
Entry hall outlet wired incorrectly, reversed polarity.  
A licensed electrician is recommended to evaluate and estimate repairs.
15. Family room. Living Space Walls: Wallpaper, Paneling. Rot in base trim under heater.  
Frass and rot indicates past insect intrusion behind heater, hidden conditions may be present.  
Wallpaper peeling in NE sections over heater.  
A qualified contractor is recommended to evaluate and estimate repairs.
16. First floor office. Living Space Electrical: 120 VAC. Outlet over baseboard heater (safety), needs to be removed and/or relocated.  
Two prong ungrounded outlets present.  
A licensed electrician is recommended to evaluate and estimate repairs.



# V.I. Inspections

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## Defective Summary (Continued)

17. Second floor bonus room. Living Space Electrical: 120 VAC. Outlet over baseboard heater (safety), needs to be removed and/or relocated.  
Ungrounded three prong outlets present. Outlets need to be reverted to two prong outlets or three prong outlets should be GFCI protected or wiring needs to be updated.  
A licensed electrician is recommended to evaluate and estimate repairs.

### Laundry Room/Area

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18. Basement. Laundry Room/Area Dryer Vent: Rigid metal, Plastic flex. Plastic flexible duct is not allowed for dryer exhaust, higher fire hazard, needs to be replaced with rigid or metal flex duct.