

V.I. Inspections

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10:44 September 06, 2020

Paulynn Schaff.
125 NW 117th St

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V.I. Inspections

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Paulynn Schaff.
125 NW 117th St

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 125 NW 117th St
City Seattle. State WA Zip 98177
Contact Name Steve Hill & Sandra Brenner.

Client Information

Client Name Paulynn Schaff.

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 \$625.00

Conditions

Others Present Home Owner. Property Occupied Staged.
Estimated Age 1946 Entrance Faces West.
Inspection Date 09/05/2020
Start Time 9:00 am End Time 11:45 am
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 60's
Weather Cloudy. Soil Conditions Damp.
Space Below Grade Basement.
Building Type Single family. Garage Detached.
Water Source City. How Verified Multiple Listing Service.
Sewage Disposal City. How Verified Multiple Listing Service.
Additions/Modifications N/A
Permits Obtained N/A How Verified N/A

V.I. Inspections

Lots and Grounds

A NPNI M D

1. Driveway: Concrete.
2. Walks: Brick, Stone, Gravel.
3. Steps/Stoops: Wood. No graspable handrails present on front entry steps (safety).
4. Porch: Fiberglass.
5. Patio: Brick.
6. Grading: Minor slope.
7. Swale: Flat or negative slope. E side of property directs water run off towards house.
Additional drainage may be required if water issues are found to occur in basement area.
8. Vegetation: Lawn, shrubs, trees. 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.
9. Window Wells: Concrete.
10. Basement Stairwell: Concrete. Handrail not installed (safety).
Baluster spacing too wide (safety).
11. Basement Stairwell Drain: Surface drain.
12. Fences: Wood.
13. Lawn Sprinklers: Back yard only. Yard sprinkler systems are outside of the scope of home inspection, not inspected.
14. Water Feature: Backyard. Water features are outside scope of normal home inspection, not inspected.
15. Sump Pump: Submerged. Rot is occurring in wooden hatch over sump pump.

Exterior

A NPNI M D

Whole structure. Exterior Surface _____

1. Type: Concrete based siding. Head flashing not installed over all windows, today's application is head flashing at all horizontal penetrations through concrete siding with a 1/4" gap between head flashing and concrete siding.
Head flashing over windows is sealed with caulking, 1/4" gap is required for correct drainage. Caulking at window head flashing should be removed.
Patio brick step in contact with lower S siding, higher potential for decay to occur in siding. No flashing at concrete lap siding butt joints, standard application for age of house, caulking will need to be maintained.
Recommend qualified contractor evaluate.
2. Trim: Wood.
3. Fascia: Wood.
4. Door Bell: Hard wired.
5. Entry Doors: Fiberglass/glass.
6. Patio Door: Metal/glass.
7. Windows: Wood frame, Vinyl frame.

V.I. Inspections

Exterior (Continued)

8. Window Screens: Vinyl mesh.
9. Basement Windows: Vinyl framed.
10. Exterior Lighting: Surface mount.
11. Exterior Electric Outlets: 120 VAC GFCI.
12. Hose Bibs: Gate. Vacuum breakers are not installed at NE hose bibs. Should be installed to prevent back flow.
13. Gas Meter: Exterior surface mount at W side of home.
14. Main Gas Valve: Located at gas meter.

Roof

A NP NI M D

Main. Roof Surface _____

1. Method of Inspection: On roof.
 2. Unable to Inspect: 0%
 3. Material: Asphalt shingle. Roof was fully traversed at time of inspection.
 4. Type: Combination.
 5. Approximate Age: 0-5 years.
 6. Flashing: Galvanized.
 7. Valleys: Asphalt shingle.
 8. Skylights: Plastic.
 9. Plumbing Vents: Cast Iron, Galvanized, ABS. Lead flashing stops short of middle E plumbing vent, counter flashing cap should be installed.
Recommend qualified roofing contractor evaluate and repair.
 10. Electrical Mast: Side mount with tie backs.
 11. Gutters: Aluminum.
 12. Downspouts: Aluminum.
 13. Leader/Extension: Plastic. Not raining at time of inspection, leader system not inspected.
- W chimney. Chimney _____
14. Chimney: Brick. Light cracking in crown, cracks will need to be sealed against moisture intrusion. A qualified contractor is recommended to evaluate and estimate repairs.
 15. Flue/Flue Cap: Unable to view due to caps.
 16. Chimney Flashing: Galvanized.

V.I. Inspections

Garage/Carport

A NPNI M D

Detached. Garage _____

1. Type of Structure: Detached. Car Spaces: 2
2. Garage Doors: Insulated aluminum. Wood trim in contact with cement, higher potential for rot to occur, wood trim should be separated from driveway surface.
3. Door Operation: Mechanized.
4. Door Opener: Craftsman. No power to motors at time of inspection due to wiring to garage being unfinished at time of inspection.
5. Exterior Surface: Metal siding. Corner edge caps partially detached at lower NE corner and upper SE corner. Corner caps should be reattached.
Minor dents in lower SW siding.

6. Roof: Asphalt shingle.
7. Roof Structure: 2x4 Rafter.
8. Service Doors: Wood/glass.
9. Ceiling: Exposed framing.
10. Walls: Paneling.
11. Floor/Foundation: Poured concrete. Minor cracks in concrete floor, normal for age of house.
Minor crack in S foundation of garage, cracks has been patched, needs to be observed for future movement.
12. Electrical: 120 VAC. No power to garage at time of inspection.
Wiring install to garage is unfinished at time of inspection.
A licensed electrician is recommended to evaluate and estimate cost of completing garage electrical install.
13. Windows: Wood frame, Metal frame. NE window seal is blown.
A qualified glazier is recommended to evaluate and estimate repairs.
14. Insulation: Fiberglass. Insulation incorrectly installed in 2x4 rafters, prohibits air flow under roof.
15. Gutters: Aluminum.
16. Downspouts: Aluminum.
17. Leader/Extensions: Plastic. Not raining at time of inspection, leader system not inspected.

V.I. Inspections

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.
7. Ground: Plumbing and rod in ground.
8. Smoke Detectors: Hard wired with battery back up, Battery operated.
9. Carbon Monoxide Detectors: Hard wired with battery back up.

Basement laundry 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.
NM-sheathed casing has been brought too far in to panel, should terminate within 1" of panel entrance.
Multiple dead yellow jackets in bottom of panel and one live yellow jacket in panel.
Recommend licensed electrician evaluate and estimate repairs.

11. Maximum Capacity: 200 Amps.
12. Main Breaker Size: 200 Amps.
13. Breakers: Copper and Aluminum.
14. AFCI: 120 VAC.
15. GFCI: 120 VAC.
16. Is the panel bonded? Yes No Panel body is not bonded, needs to be bonded.
Evaluation by a licensed electrician recommend.

Garage sub-panel. Electric Panel _____

17. Manufacturer: Challenger. No power to panel at time of inspection.
Wiring to panel and wiring in panel is unfinished at time of inspection.
All open knock outs in panel need to be sealed against accidental access.
One cover plate screw missing.
Recommend licensed electrician evaluate and estimate cost of completing electric panel install.
18. Maximum Capacity: 200 Amps.
19. Main Breaker Size: 200 Amps.
20. Breakers: Copper and Aluminum.
21. Is the panel bonded? Yes No

V.I. Inspections

Structure

A NPNI M D

- Structure Type: Wood frame.
- Foundation: Poured concrete. Unable to verify if house is retrofitted for earthquakes.
- Differential Movement: No movement or displacement noted.
- Beams: Not visible.
- Bearing Walls: Frame.
- Joists/Trusses: Not visible.
- Piers/Posts: Not visible.
- Floor/Slab: Not visible.
- Stairs/Handrails: Bamboo/wood.
- Subfloor: Not visible.
- Below Grade: Basement. In areas below grade the potential for moisture intrusion is greater, additional drainage may be necessary to prevent moisture intrusion in to below grade spaces. No moisture intrusion noted at time of inspection.

Attic

A NPNI M D

Main attic. Attic

- Method of Inspection: In the 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.
- Unable to Inspect: 0%
- Roof Framing: 2x4 Rafter, 2x6 Rafter.
- Sheathing: Plywood.
- Ventilation: Ridge and soffit vents. Type of ridge vent installed has been shown in testing to have a reduced air flow potential, recommend updating to externally baffled design.
No lower intake ventilation present for original attic, reduced air flow in attic space.
Recommend lower intake ventilation be installed to increase air exchange within attic area.
A qualified contractor is recommended to evaluate and estimate cost.
- Insulation: Fiberglass.
- Insulation Depth: 6-10"
- Attic Fan: Thermostat controlled. Not hot enough to engage thermostatically controlled attic fan at time of inspection, not tested.
- Wiring/Lighting: NM sheathed.
- Moisture Penetration: None.
- Bathroom Fan Venting: Rigid Metal.
- Pest: None.
- Debris: None.

Fireplace/Wood Stove

A NPNI M D

Living Room. Fireplace

1. Fireplace Construction: Brick. Sections of mortar missing in back of firebox, needs to be resealed before use.

A qualified contractor is recommended to evaluate and estimate repairs.

2. Type: Gas log.

3. Smoke Chamber: Brick.

4. Flue: Not visible.

5. Damper: Metal.

6. Hearth: Flush mounted.

Master Bedroom. Fireplace

7. Fireplace Construction: Prefab.

8. Type: Gas.

9. Smoke Chamber: Metal.

10. Flue: Metal.

Basement Living Room. Fireplace

11. Fireplace Construction: Brick.

12. Type: Gas log.

13. Smoke Chamber: Brick.

14. Flue: Not visible.

15. Damper: Metal. Safety block for gas insert install is not present (safety).

16. Hearth: Raised.

Heating System

A NPNI M D

Utility Closet. Heating System

1. Heating System Operation: Adequate. No evidence of regular servicing.

Lack of consistent service leads to higher chance of early failure of unit.

Furnace is moderately dirty inside housing.

Furnace in second half of normal life span.

Recommend a qualified HVAC contractor service and evaluate heating system.

2. Manufacturer: Payne.

3. Model Number: PG9MA8024060 Serial Number: 2507A01933

4. Type: Forced air. Capacity: 60,000 btu/hr

5. Area Served: Whole building. Approximate Age: 10-15 yrs.

6. Fuel Type: Natural gas.

7. Heat Exchanger: 3 Burner. Sealed.

8. Unable to Inspect: 100%

9. Blower Fan/Filter: Direct drive with disposable filter.

10. Distribution: Metal duct.

11. Circulator: Fan.

V.I. Inspections

Heating System (Continued)

12. Draft Control: Automatic.
13. Flue Pipe: PVC.
14. Controls: Limit switch.
15. Devices: Condensate pump.
16. Thermostats: Programmable.
17. Fuel Tank: Possible oil tank. Due to age of house, possibility of an underground oil tank is higher. Owner stated that fuel tank was removed, ask for a decommissioning certificate.
18. Tank Location: Unknown.
19. Suspected Asbestos: No - Due to age of house it is recommended upon closing to remove all wall mounted heat register covers and inspect for possible asbestos tape which was a normal building product at the time of original construction. No visible asbestos at time of inspection.

Plumbing

A NPNI M D

1. Service Line: Copper.
 2. Main Water Shutoff: Basement laundry room.
 3. Water Lines: Copper.
 4. Water Pressure: 70 psi. Acceptable.
 5. Water Temperature: 137 Deg F. Recommended safe water temperature is 120 Deg F to reduce the risk of scalding. Hot water tank temperature needs to be reduced.
 6. Drain Pipes: Cast iron, Galvanized, ABS. Original drain line material in second half of normal life span.
Recommend sewer scope inspection.
 7. Service Caps: Accessible.
 8. Vent Pipes: Cast iron, Galvanized, ABS.
 9. Gas Service Lines: Cast iron. No sediment trap installed at gas line connection point to gas furnace. Recommend qualified plumber evaluate and estimate cost of sediment leg install.
- Basement laundry room. Water Heater
-
10. 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.
 11. Manufacturer: General Electric.
 12. Model Number: SE80T12AA01 Serial Number: GE0403224556
 13. Type: Electric. Capacity: 80 Gal.
 14. Approximate Age: 15-20 yrs. Area Served: Whole building.
 15. TPRV and Drain Tube: Galvanized, Flex line. - TPRV drain line is plumbed uphill, not allowed. Drain line needs to be plumbed to slope downhill and terminate on exterior of house or within 6" of laundry room floor.
 16. Expansion Tank: None.

V.I. Inspections

Bathroom

A NPNI M D

First floor hall bathroom. Bathroom

1. Closet: Single.
2. Ceiling: Paint.
3. Walls: Paint.
4. Floor: Tile. All tile should be sealed.
5. Doors: Wood.
6. Windows: Wood frame.
7. Electrical: 120 VAC GFCI.
8. Sink/Basin: Pedestal.
9. Faucets/Traps: Metal fixture with metal trap.
10. Spa Tub/Surround: Fiberglass tub and tile surround. Stopper does not open, should be able to press stopper to engage, stopper has to be manually lifted to drain bathtub.
All tile should be sealed.
11. Toilets: Celite.
12. HVAC Source: Heating system register.
13. Ventilation: Electric ventilation fan and window.

Master bathroom. Bathroom

14. Ceiling: Paint.
15. Walls: Paint.
16. Floor: Tile. All tile should be sealed.
17. Doors: Wood.
18. Windows: Vinyl frame.
19. Electrical: 120 VAC GFCI. These outlets are protected by GFCI breaker in electric panel, these outlets are redundant.
20. Counter/Cabinet: Stone and wood. All stone should be sealed.
21. Sink/Basin: Molded single bowl.
22. Faucets/Traps: Metal fixture with metal trap.
23. Tub/Surround: Composite bathtub and tile surround. All tile should be sealed.
24. Shower/Surround: Tile. All tile should be sealed.
25. Toilets: Kohler.
26. HVAC Source: Heating system register.
27. Ventilation: Electric ventilation fan and window.

Basement bathroom. Bathroom

28. Ceiling: Paint.
29. Walls: Paint.
30. Floor: Tile. All tile should be sealed.
31. Doors: Wood.
32. Windows: Vinyl frame.
33. Electrical: 120 VAC GFCI.
34. Counter/Cabinet: Composite and wood.
35. Sink/Basin: Molded single bowl.
36. Faucets/Traps: Metal fixture with metal trap.

V.I. Inspections

Bathroom (Continued)

- 37. Tub/Surround: Composite and composite surround.
- 38. Toilets: Kohler.
- 39. HVAC Source: Heating system register.
- 40. 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.
Appliance in second half of normal life span, functional at time of inspection.
- 2. Ventilator: Samsung. Ventilator exhausts inside with gas appliance (safety). Exhaust hoods with gas appliances need to exhaust to exterior.
Recommend a qualified contractor evaluate and estimate cost of connecting ventilator to exterior.
- 3. Disposal: In-Sinkerator. Debris needs to be cleaned out of garbage disposal.
- 4. Dishwasher: Kenmore. Appliance in second half of normal life span, functional at time of inspection.
- 5. Air Gap Present? Yes No High loop for drain line is present.
- 6. Refrigerator: Samsung.
- 7. Microwave: Samsung.
- 8. Sink: Stainless Steel.
- 9. Electrical: 120 VAC GFCI. Dishwasher and garbage disposal are powered by counter top electrical circuits, need to be on dedicated circuits.
A licensed electrician is recommended to evaluate and estimate repairs.
- 10. Plumbing/Fixtures: Metal fixture/metal drain lines.
- 11. Counter Tops: Composite.
- 12. Cabinets: Wood.
- 13. Pantry: Double wide.
- 14. Ceiling: Paint.
- 15. Walls: Paint, Brick veneer.
- 16. Floor: Hardwood.
- 17. Windows: Wood frame.
- 18. HVAC Source: Heating system register.

Basement. Kitchen

- 19. Cooking Appliances: Frigidaire. Appliance in second half of normal life span, functional at time of inspection.
- 20. Ventilator: None. Ventilator install for basement kitchen unfinished at time of inspection.
- 21. Disposal: In-Sinkerator.
- 22. Dishwasher: Kenmore. Appliance in second half of normal life span, functional at time of inspection.
- 23. Air Gap Present? Yes No High loop for drain line is present.
- 24. Refrigerator: Electrolux. Appliance in second half of normal life span, functional at time of inspection.

V.I. Inspections

Kitchen (Continued)

25. Sink: Stainless Steel.
26. Electrical: 120 VAC GFCI. Only one circuit for kitchen counter outlets, two circuits are required.
Exposed wiring to garbage disposal switch needs to be in conduit.
A licensed electrician is recommended to evaluate and estimate repairs.
Counter top outlets are protected by GFCI breaker in electric panel, GFCI outlets are redundant.
27. Plumbing/Fixtures: Metal fixture/metal drain lines.
28. Counter Tops: Composite.
29. Cabinets: Wood.
30. Ceiling: Paint.
31. Walls: Paint.
32. Floor: Tile. All tile should be sealed.

Bedroom

A NPNI M D

First floor SE bedroom. Bedroom

1. Closet: Double wide.
2. Ceiling: Paint.
3. Walls: Paint.
4. Floor: Hardwood.
5. Doors: Wood.
6. Windows: Wood frame.
7. Electrical: 120 VAC.
8. HVAC Source: Heating system register.
9. Smoke Detector: Hard wired with battery back up.

Master bedroom. Bedroom

10. Closet: Walk In.
11. Ceiling: Paint.
12. Walls: Paint.
13. Floor: Hardwood.
14. Doors: Wood.
15. Windows: Wood frame.
16. Electrical: 120 VAC.
17. HVAC Source: Heating system register.
18. Smoke Detector: Hard wired with battery back up.

Basement bedroom. Bedroom

19. Closet: Single.
20. Ceiling: Paint.
21. Walls: Paint.
22. Floor: Bamboo.
23. Doors: Wood/glass.
24. Windows: Vinyl frame.
25. Electrical: 120 VAC.

Bedroom (Continued)

26. HVAC Source: Heating system register.
27. Smoke Detector: Battery operated. No longer attached to hardwired system.

Living Space

A NP NI M D

Entryway and halls. Living Space

1. Closet: Double wide, Single. No handles on doors.
2. Ceiling: Paint.
3. Walls: Paint.
4. Floor: Tile, Carpet, Hardwood.
5. Doors: Fiberglass/glass, Metal/glass.
6. Windows: Wood frame.
7. Electrical: 120 VAC.
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: Wood frame.
14. Electrical: 120 VAC.
15. HVAC Source:

Dining room. Living Space

16. Ceiling: Paint.
17. Walls: Paint.
18. Floor: Carpet.
19. Windows: Wood frame.
20. Electrical: 120 VAC.
21. HVAC Source: Heating system register.

Basement living room. Living Space

22. Closet: Utility closet.
23. Ceiling: Paint.
24. Walls: Paint.
25. Floor: Bamboo.
26. Windows: Vinyl frame.
27. Electrical: 120 VAC.
28. HVAC Source: Heating system register.
29. Smoke Detector: Hard wired with battery back up.

Basement family room. Living Space

30. Ceiling: Paint.
31. Walls: Paint.
32. Floor: Bamboo.

V.I. Inspections

Living Space (Continued)

- 33. Windows: Vinyl frame.
- 34. Electrical: 120 VAC.
- 35. HVAC Source: Heating system register.
- 36. Smoke Detector: Hard wired with battery back up.

Laundry Room/Area

A NPNI M D

Basement. Laundry Room/Area _____

- 1. Closet: Double wide, Storage.
- 2. Ceiling: Paint.
- 3. Walls: Paint, Paneling.
- 4. Floor: Tile. All tile should be sealed.
- 5. Doors: Wood/glass, Wood.
- 6. Electrical: 120 VAC, 120 VAC GFCI.
- 7. Smoke Detector: Hard wired with battery back up.
- 8. HVAC Source: Heating system register.
- 9. Laundry Tub: Plastic.
- 10. Counter/Cabinets: Laminate and wood.
- 11. Laundry Tub Drain: PVC.
- 12. Washer/Dryer: Kenmore.
- 13. Washer Hose Bib: Ball valves.
- 14. Washer and Dryer Electrical: 120-240 VAC.
- 15. Dryer Vent: Rigid metal. Recommend yearly cleaning of dryer vent.
- 16. Washer Drain: Wall mounted drain.

Master bedroom closet. Laundry Room/Area _____

- 17. Washer/Dryer: LG.
- 18. Washer Hose Bib: Ball valves. Rubber type washer feed hoses should be replaced with braided stainless lines per preventative maintenance.
Recommend upgrading to braided metal type lines.
- 19. Washer and Dryer Electrical: 120-240 VAC.
- 20. Dryer Vent: Rigid metal. Recommend yearly cleaning of dryer vent.
- 21. 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. Steps/Stoops: Wood. No graspable handrails present on front entry steps (safety).
2. Swale: Flat or negative slope. E side of property directs water run off towards house.
Additional drainage may be required if water issues are found to occur in basement area.
3. 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.
4. Basement Stairwell: Concrete. Handrail not installed (safety).
Baluster spacing too wide (safety).

Exterior

5. Whole structure. Exterior Surface Type: Concrete based siding. Head flashing not installed over all windows, today's application is head flashing at all horizontal penetrations through concrete siding with a 1/4" gap between head flashing and concrete siding.
Head flashing over windows is sealed with caulking, 1/4" gap is required for correct drainage. Caulking at window head flashing should be removed.
Patio brick step in contact with lower S siding, higher potential for decay to occur in siding.
No flashing at concrete lap siding butt joints, standard application for age of house, caulking will need to be maintained.
Recommend qualified contractor evaluate.
6. Hose Bibs: Gate. Vacuum breakers are not installed at NE hose bibs. Should be installed to prevent back flow.

Garage/Carport

7. Detached. Garage Windows: Wood frame, Metal frame. NE window seal is blown.
A qualified glazier is recommended to evaluate and estimate repairs.
8. Detached. Garage Insulation: Fiberglass. Insulation incorrectly installed in 2x4 rafters, prohibits air flow under roof.

Electrical

9. Basement laundry 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.
NM-sheathed casing has been brought too far in to panel, should terminate within 1" of panel entrance.
Multiple dead yellow jackets in bottom of panel and one live yellow jacket in panel.
Recommend licensed electrician evaluate and estimate repairs.
10. Basement laundry room. Electric Panel Is the panel bonded? No Panel body is not bonded, needs to be bonded.
Evaluation by a licensed electrician recommend.

Attic

11. 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.

V.I. Inspections

Marginal Summary (Continued)

12. Main attic. Attic Ventilation: Ridge and soffit vents. Type of ridge vent installed has been shown in testing to have a reduced air flow potential, recommend updating to externally baffled design.
No lower intake ventilation present for original attic, reduced air flow in attic space.
Recommend lower intake ventilation be installed to increase air exchange within attic area.
A qualified contractor is recommended to evaluate and estimate cost.

Fireplace/Wood Stove

13. Living Room. Fireplace Construction: Brick. Sections of mortar missing in back of firebox, needs to be resealed before use.
A qualified contractor is recommended to evaluate and estimate repairs.

Heating System

14. Utility Closet. Heating System Operation: Adequate. No evidence of regular servicing.
Lack of consistent service leads to higher chance of early failure of unit.
Furnace is moderately dirty inside housing.
Furnace in second half of normal life span.
Recommend a qualified HVAC contractor service and evaluate heating system.
15. Fuel Tank: Possible oil tank. Due to age of house, possibility of an underground oil tank is higher. Owner stated that fuel tank was removed, ask for a decommissioning certificate.

Plumbing

16. Water Temperature: 137 Deg F. Recommended safe water temperature is 120 Deg F to reduce the risk of scalding. Hot water tank temperature needs to be reduced.
17. Gas Service Lines: Cast iron. No sediment trap installed at gas line connection point to gas furnace. Recommend qualified plumber evaluate and estimate cost of sediment leg install.
18. Basement laundry room. 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.
19. Basement laundry room. Water Heater TPRV and Drain Tube: Galvanized, Flex line. - TPRV drain line is plumbed uphill, not allowed. Drain line needs to be plumbed to slope downhill and terminate on exterior of house or within 6" of laundry room floor.

Bathroom

20. First floor hall bathroom. Bathroom Spa Tub/Surround: Fiberglass tub and tile surround. Stopper does not open, should be able to press stopper to engage, stopper has to be manually lifted to drain bathtub.
All tile should be sealed.

Kitchen

21. 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.
Appliance in second half of normal life span, functional at time of inspection.
22. First floor. Kitchen Electrical: 120 VAC GFCI. Dishwasher and garbage disposal are powered by counter top electrical circuits, need to be on dedicated circuits.
A licensed electrician is recommended to evaluate and estimate repairs.

V.I. Inspections

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Paulynn Schaff.
125 NW 117th St

Marginal Summary (Continued)

23. Basement. Kitchen Electrical: 120 VAC GFCI. Only one circuit for kitchen counter outlets, two circuits are required.
Exposed wiring to garbage disposal switch needs to be in conduit.
A licensed electrician is recommended to evaluate and estimate repairs.
Counter top outlets are protected by GFCI breaker in electric panel, GFCI outlets are redundant.

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.

Fireplace/Wood Stove

1. Basement Living Room. Fireplace Damper: Metal. Safety block for gas insert install is not present (safety).

Kitchen

2. First floor. Kitchen Ventilator: Samsung. Ventilator exhausts inside with gas appliance (safety). Exhaust hoods with gas appliances need to exhaust to exterior.
Recommend a qualified contractor evaluate and estimate cost of connecting ventilator to exterior.