

V.I. Inspections

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1238 NW 126th St



#1 1238 NW 126th St, Seattle.



#2 Sections of driveway surface cracked.



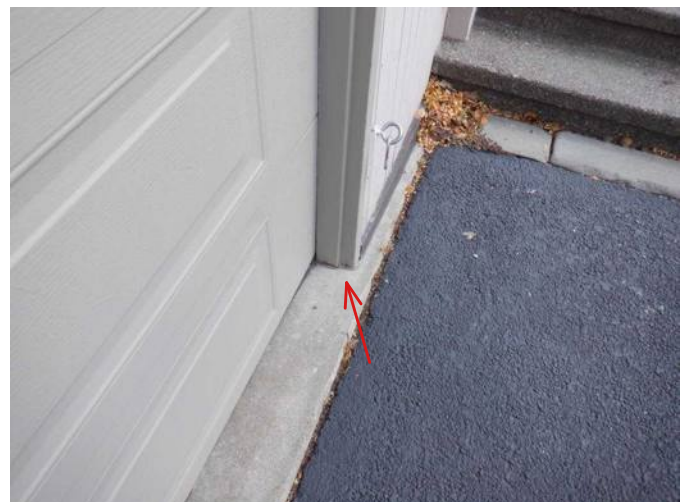
#3 Minor paint peeling in trim work.



#4 Siding/trim in contact with front porch cement.



#5 Living room window trim moderately weathered.



#6 Garage door trim in contact with cement.

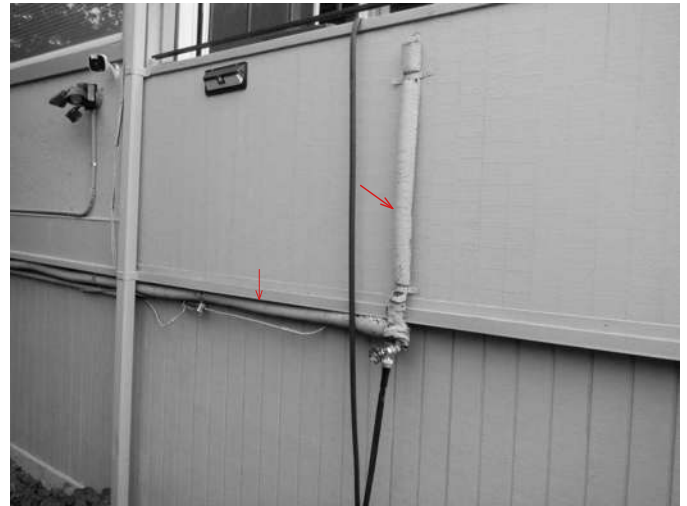
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#7 Baluster spacing too wide on both balconies (safety).



#8 Exterior piped hose bibs should be drained in winter time to prevent freezing.



#9 Minor rot in lower SW corner of SW kitchen window trim.



#10 Water pressure tested at 60 psi.



#11 6 inches of air space required under gas meter.



#12 Swimming pools and swimming pool equipment are outside scope of home inspection, not inspected.

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#13 Deck installed on 1X1' pier blocks, should be poured footings.



#14 Notched 4x4 railings should be replaced with full 4x4's for increased lateral strength.



#15 Rot occurring in sections of untreated wood joists in deck system.



#16 Rot occurring in sections of untreated wood joists in deck system.



#17 A few joists are sistered mid span, need to be through bolted for stability.



#18 N hose bib appears to have been abandoned.

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#19 Grasable handrail not installed on deck access steps.



#20 Minor chipping in N stucco, visible on deck.



#21 Pest cage installed on exterior of dryer vent will need to be observed and cleaned when needed.



#22 Siding/soil contact along N side of house.



#23 Plastic corrugated pipe used as leader system has a higher potential for clogging, will need to be maintained.



#24 Siding/concrete contact along E side of house.

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#25 Siding/concrete contact at front porch.



#26 Baluster spacing too wide on both balconies (safety).



#27 Staining on chimney, at W balcony level, indicates past moisture intrusion.



#28 Exterior W and N hose bibs do not have vacuum breakers installed.



#29 Balcony surface connection to house will need to be maintained against moisture intrusion.



#30 Miter cut in SE balcony top rail needs to be sealed against moisture intrusion.

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#31 Step flashing at roof/SE balcony junction, installed on top of roof material.



#32 Roof junction with SW corner of SE balcony relying on caulking for weather seal, will need to be maintained.



#33 Minor moss build up should be removed and moss will need to be maintained off of roof surface.



#34 Pool solar heater system, not inspected.



#35 Minor moss build up should be removed and moss will need to be maintained off of roof surface.



#36 Minor tears in NE hip ridge caps.

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#37 Minor paint peeling in trim work.



#38 W chimney.



#39 Cracks in crown needs to be sealed against moisture intrusion.



#40 Minor cracks in chimney mortar, need to be sealed.



#41 Crown partially detached from chimney.



#42 Recommend rain caps be installed.

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#43 Electric panel located in the family room.



#44 Older electronic air filter for furnace has been abandoned and replaced with disposable paper filter.



#45 Rot occurring in upper SW wall paneling over W garage door.



#46 High moisture reading in upper SW corner of garage wall.



#47 Cosmetic cracks present in garage floor, normal for age of house.



#48 Safety cables are not installed in older door springs for garage doors.

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#49 Open junction box in SE corner of garage needs a cover plate.



#50 High moisture reading in garage wall at this location.



#51 No air seal present for lower attic access hatch.



#52 Wiring installed too close to lower attic access hatch (safety).



#53 Open junction boxes in lower attic need cover plates.



#54 Bathroom fan duct should be insulated in upper attic to reduce condensation build up in fan duct.

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#55 Outbuilding.



#56 Minor rot occurring along lower edge of access doors.



#57 Rot in lower W siding and trim of outbuilding.



#58 No lower earthquake strap for outbuilding water heater.



#59 No sediment leg for gas line to outbuilding water heater.



#60 Insulation in contact with outbuilding water heater flue.

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#61 Rot in lower siding of outbuilding.



#62 Rot in SW fascia of outbuilding, drip edge flashing not installed.



#63 Door to outbuilding bathroom opens over step down, fall hazard.



#64 Tar installed around water heater flue and plumbing vent.



#65 Minor moss build up.



#66 Outlet in outbuilding bathroom is not GFCI protected.

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#67 Interior.



#68 Caulking needs to be redone at counter/back splash junction in first floor hall bathroom.



#69 Minor chips in enamel in first floor bathroom bathtub.



#70 Safety clamp not installed on living room fireplace damper.



#71 Fireplace glass needs cleaning in kitchen fireplace.



#72 Water main shut off valve located in the SE basement bedroom closet.

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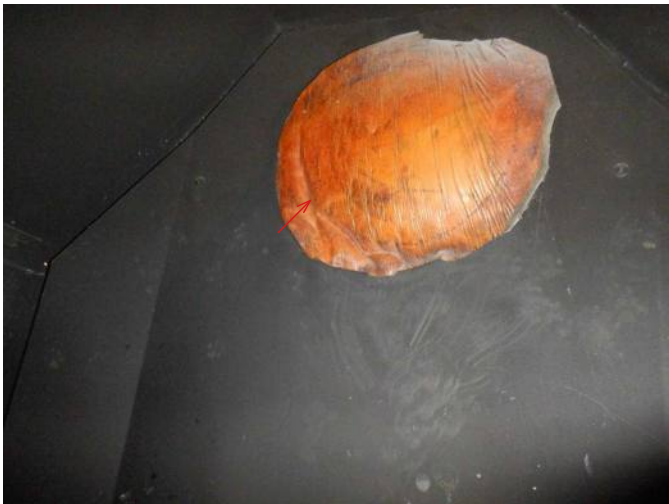
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#73 Example of non egress window due to height.



#74 Furnace is in latter third of normal life span.



#75 Flue for family room wood stove is sealed.