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V.I. Inspections

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22:06 October 05, 2021

John and Robbie Wong.
1238 NW 126th 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 1238 NW 126th St.
City Seattle. State WA. Zip 98177
Contact Name Steve Hill, Sandra Brenner.

Client Information

Client Name John and Robbie Wong.

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 \$795.00

Conditions

Others Present Home Owner. Property Occupied Occupied.
Estimated Age 1973. Entrance Faces South.
Inspection Date 10/05/2021
Start Time 1:30 pm. End Time 4:30 pm.
Electric On ☒ Yes ☐ No ☐ Not Applicable
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable
Water On ☒ Yes ☐ No ☐ Not Applicable
Temperature 50's.

General Information (Continued)

Weather Rain. Soil Conditions Wet.
Space Below Grade Basement.
Building Type Single family. Garage Attached.
Water Source City. How Verified Multiple Listing Service.
Sewage Disposal City. How Verified Multiple Listing Service.
Additions/Modifications N/A
Permits Obtained N/A How Verified N/A

Lots and Grounds

A NPNI M D

1. ☒☐☒☐☐ Driveway: Asphalt. Sections of driveway surface cracked, recommend patching to prevent moisture intrusion.
Not fully inspected due to storage pod.
2. ☒☐☐☐☐ Walks: Concrete, Paver, Gravel.
3. ☒☐☐☐☐ Steps/Stoops: Concrete.
4. ☒☐☐☐☐ Porch: Concrete.
5. ☒☐☐☐☐ Patio: Concrete.
6. ☐☐☐☒☐ Deck: Wood, Treated wood. Rot occurring in sections of untreated wood joists.
A few joists are sistered mid span, need to be through bolted for stability.
Notched 4x4 railings should be replaced with full 4x4's for increased lateral strength.
Deck installed on 1X1' pier blocks, should be poured footings.
Graspable handrail not installed on deck access steps (safety).
A qualified contractor is recommended to evaluate and estimate repairs.
7. ☐☐☐☒☐ Balcony: Composite. Baluster spacing too wide on both balconies (safety).
Balcony surface connection to house will need to be maintained against moisture intrusion.
Miter cut in SE balcony top rail needs to be sealed against moisture intrusion.
8. ☒☐☐☐☐ Grading: Minor slope.
9. ☒☐☐☐☐ Swale: Adequate slope and depth for drainage.
10. ☒☐☐☐☐ Vegetation: Shrubs, trees.
11. ☒☐☐☐☐ Fences: Wood.
12. ☐☐☒☐☐ Lawn Sprinklers: Front and back yard. Yard sprinkler systems are outside of the scope of home inspection, not inspected.
Recommend qualified irrigation control company evaluate system.
13. ☐☐☒☐☐ Swimming Pool: Backyard. Swimming pools and swimming pool equipment are outside scope of home inspection, not inspected.
Recommend qualified pool contractor evaluate and inspect pool system.

Exterior

A NPNI M D

Whole structure. Exterior Surface

1. ☐☐☐☒☐ Type: Plywood panels, Stucco, Vertical cedar siding. Siding/concrete contact along E side of house and at front porch.
Siding/soil contact on W and N side of house.
Higher potential for rot to occur in these locations.
Minor cupping in sections of siding due to weathering.
Stucco exterior siding being a concrete product hides potential damage from water intrusion, higher potential for hidden conditions being present with stucco siding systems.
Minor chipping in N stucco, visible on deck, chips should be sealed.
2. ☐☐☐☒☐ Trim: Wood. Minor rot occurring in lower trim of SW kitchen window.
Living room window trim moderately weathered.
Minor paint peeling in sections of trim work, needs to be resealed against moisture intrusion.
Recommend qualified contractor evaluate and estimate repairs.
Garage door trim in contact with cement, higher potential for future rot.
3. ☒☐☐☐☐ Fascia: Wood.
4. ☒☐☐☐☐ Soffits: Wood.
5. ☒☐☐☐☐ Door Bell: Hard wired.
6. ☒☐☐☐☐ Entry Doors: Wood/glass.
7. ☒☐☐☐☐ Windows: Vinyl frame, Wood frame.
8. ☒☐☐☐☐ Window Screens: Vinyl mesh.
9. ☒☐☐☐☐ Basement Windows: Vinyl.
10. ☒☐☒☐☐ Exterior Lighting: Surface mount. Motion sensor lights are on dusk to dawn sensors, cannot test during daylight.
11. ☒☐☐☐☐ Exterior Electric Outlets: 120 GFCI.
12. ☐☐☐☒☐ Hose Bibs: Gate. Exterior W and N hose bibs do not have vacuum breakers installed. Should be installed to prevent back flow.
Exterior piped W and N hose bibs should be shut off in winter time to protect against freezing.
Original N hose bib has been abandoned.
13. ☐☐☐☒☐ Gas Meter: Exterior surface mount at W side of home. 6 inches of air space required under gas meter, gas meter currently sitting on ground.
A licensed plumber is recommended to evaluate and estimate repairs.
14. ☒☐☐☐☐ Main Gas Valve: Located at gas meter.

Outbuilding

A NPNI M D

Backyard. Outbuilding

1. ☐☐☐☒☐ Exterior Surface: Cedar siding. Rot occurring in sections of lower siding and SW fascia board, hidden conditions may be present.
Minor paint peeling, should be prepped and painted to seal against moisture intrusion.
A qualified contractor is recommended to evaluate and estimate repairs.
2. ☐☐☐☒☐ Roof: Asphalt shingle - Drip edge flashing missing from SW corner of roof, source point for rot occurring in fascia.
Moss build up needs to be removed from roof.
Tar installed around water heater flue and plumbing vent indicates potential past leakage, tar will need to be maintained.
A qualified roofing contractor is recommended to evaluate and estimate repairs.
3. ☒☐☐☐☐ Roof Structure: 2x4 Rafter.
4. ☒☐☐☐☐ Ceiling: Exposed framing.
5. ☒☐☐☐☐ Walls: Exposed framing.
6. ☒☐☐☐☐ Floor: Poured concrete.
7. ☒☐☐☐☐ Foundation: Poured slab.
8. ☐☐☐☒☐ Doors: Wood. Minor rot occurring along lower edge of access doors.
A qualified contractor is recommended to evaluate and estimate repairs.
9. ☒☐☐☐☐ Windows: Metal frame.
10. ☒☐☐☐☐ Electrical: 120 VAC.
11. ☐☒☐☐☐ Gutters: Not installed. Gutter system should be installed to prevent water splash back onto siding.
A qualified contractor is recommended to evaluate and estimate cost.

Roof

A NPNI M D

Main. Roof Surface

1. Method of Inspection: On roof.
2. ☒☐☐☐☐ Unable to Inspect: 0%
3. ☒☐☐☐☐ Material: Asphalt shingle. Minor moss build up should be removed and moss will need to be maintained off of roof surface. Pressure washing is not recommended for any type of roof surface.
Minor tears in a couple of the NE hip ridge caps, should be sealed against moisture intrusion.
A qualified roofing contractor is recommended to evaluate and estimate repairs.
4. Type: Gable.
5. Approximate Age: 10-15 years.
6. ☐☐☐☒☐ Flashing: Stamped metal. 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.
Step flashing at roof/SE balcony junction, installed on top of roof material, should be woven into roof material, higher potential for leakage.

Roof (Continued)

Flashing: (continued)

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

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

7. ☒ ☐ ☐ ☐ ☐ Valleys: Preformed metal.
8. ☒ ☐ ☐ ☐ ☐ Skylights: Insulated glass.
9. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: ABS.
10. ☒ ☐ ☐ ☐ ☐ Electrical Mast: Underground utilities.
11. ☒ ☐ ☐ ☐ ☐ Gutters: Aluminum.
12. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum.
13. ☒ ☐ ☐ ☐ ☐ Leader/Extension: Plastic. Plastic corrugated pipe used as leader system has a higher potential for clogging, will need to be maintained.

W chimney. Chimney

14. ☐ ☐ ☐ ☒ ☐ Chimney: Brick. Crown is partially detached from chimney.
Cracks in crown and in sections of chimney mortar needs to be sealed against moisture intrusion.
A qualified mason is recommended to evaluate and estimate repairs.
Recommend installing rain cap/spark arrestor.

15. ☒ ☐ ☐ ☐ ☐ Flue/Flue Cap: Tile, Metal.
16. ☒ ☐ ☐ ☐ ☐ Chimney Flashing: Stamped metal, Torch down.

Garage/Carport

A NPNI M D

Attached. Garage

1. Type of Structure: Attached. Car Spaces: 2
2. ☒ ☐ ☐ ☐ ☐ Garage Doors: Insulated aluminum. Safety cables are not installed in older door springs, normal for age of house, recommend adding safety cables to door spring system to keep springs contained if springs break.
3. ☒ ☐ ☐ ☐ ☐ Door Operation: Mechanized.
4. ☒ ☐ ☐ ☐ ☐ Door Opener: Chamberlain.
5. ☒ ☐ ☐ ☐ ☐ Service Doors: Solid core.
6. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
7. ☐ ☐ ☒ ☐ ☒ Walls: Paneling. Rot occurring in upper SW wall paneling over W garage door and SW corner of garage indicates moisture intrusion from balcony railing system above. High moisture reading in upper SW corner of garage wall indicates moisture intrusion is active, hidden conditions may be present.
A qualified contractor is recommended to evaluate and estimate repairs.
Garage walls are not fully visible due to belongings, not fully inspected.
8. ☒ ☐ ☒ ☐ ☐ Floor/Foundation: Poured concrete. Cosmetic cracks present, normal for age of house.
Not fully visible due to belongings, not fully inspected.

Garage/Carport (Continued)

9. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Gate.
10. ☐ ☐ ☐ ☒ ☐ Electrical: 120 VAC. Outlets in garage are not GFCI protected, all garage outlets are to be GFCI protected.
Open junction box in SE corner needs a cover plate.
A licensed electrician is recommended to evaluate and estimate repairs.

Electrical

A NPNI M D

1. Service Size Amps: 200 amps. Volts: 120-240 VAC.
2. ☒ ☐ ☐ ☐ ☐ Service: Aluminum.
3. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper.
4. ☒ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper.
5. ☐ ☒ ☐ ☐ ☐ Aluminum Wiring: None.
6. ☒ ☐ ☐ ☐ ☐ Conductor Type: NM sheathed wiring.
7. ☒ ☐ ☐ ☐ ☐ Ground: Plumbing and rod in ground.
8. ☐ ☐ ☐ ☒ ☐ Smoke Detectors: Battery operated. Smoke detectors need to be installed in all bedrooms.
9. ☒ ☐ ☐ ☐ ☐ Carbon Monoxide Detectors: Plug in, Battery operated.

Family room. Electric Panel

10. ☒ ☐ ☐ ☐ ☐ Manufacturer: Square D.
11. Maximum Capacity: 200 Amps.
12. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 200 Amps.
13. ☒ ☐ ☐ ☐ ☐ Breakers: Copper and Aluminum.
14. Is the panel bonded? ☒ Yes ☐ No

Structure

A NPNI M D

1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood frame.
2. ☒ ☐ ☐ ☐ ☐ Foundation: Poured concrete.
3. ☒ ☐ ☐ ☐ ☐ Differential Movement: No movement or displacement noted.
4. ☐ ☐ ☒ ☐ ☐ Beams: Not visible.
5. ☒ ☐ ☐ ☐ ☐ Bearing Walls: Frame.
6. ☐ ☐ ☒ ☐ ☐ Joists/Trusses: Not visible.
7. ☐ ☐ ☒ ☐ ☐ Piers/Posts: Not visible.
8. ☐ ☐ ☒ ☐ ☐ Floor/Slab: Not visible.

Structure (Continued)

9. ☒☐☐☐☐ Stairs/Handrails: Metal/metal.
10. ☐☐☒☐☐ Subfloor: Not visible.
11. ☒☐☐☐☐ Below Grade: Basement. In areas below grade the potential for moisture intrusion is greater, additional drainage may be necessary to prevent moisture intrusion into below grade spaces. No moisture intrusion noted at time of inspection.

Attic

A NPNI M D

Lower attic. Attic

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: 2x6 Rafter.
5. ☒☐☐☐☐ Sheathing: Plywood.
6. ☒☐☐☐☐ Ventilation: Roof and soffit vents.
7. ☒☐☐☐☐ Insulation: Blown in.
8. ☒☐☐☐☐ Insulation Depth: 10-13"
9. ☐☐☐☒☐ Wiring/Lighting: NM sheathed. Open junction boxes need cover plates.
Wiring installed too close to attic access (safety). Any wiring installed within 6' of attic access hatch is to be in conduit or covered with framing to reduce accidental contact with wire.
Recommend qualified electrician evaluate and estimate repairs.
10. ☐☒☐☐☐ Moisture Penetration: None.
11. ☐☒☐☐☐ Pest: None.
12. ☐☒☐☐☐ Debris: None.

Upper attic. Attic

13. Method of Inspection: In the attic.
14. ☒☐☐☐☐ Unable to Inspect: 0%
15. ☒☐☐☐☐ Access: Open.
16. ☒☐☐☐☐ Roof Framing: 2x6 Rafter.
17. ☒☐☐☐☐ Sheathing: Plywood.
18. ☒☐☐☐☐ Ventilation: Ridge and soffit vents.
19. ☒☐☐☐☐ Insulation: Blown in.
20. ☒☐☐☐☐ Insulation Depth: 10-13"
21. ☒☐☐☐☐ Wiring/Lighting: NM sheathed.

Attic (Continued)

22. ☐ ☒ ☐ ☐ ☐ Moisture Penetration: None.
23. ☒ ☐ ☐ ☐ ☐ Bathroom Fan Venting: Flex duct. Bathroom fan duct should be insulated to reduce condensation build up in fan duct.

Fireplace/Wood Stove

A NPNI M D

Kitchen Fireplace

1. ☐ ☐ ☐ ☒ ☐ Fireplace Construction: Prefab. Glass needs cleaning. Only use gas fireplace glass cleaner.
2. Type: Gas log.
3. ☒ ☐ ☐ ☐ ☐ Fireplace Insert: With blower fan
4. ☒ ☐ ☐ ☐ ☐ Smoke Chamber: Metal.
5. ☒ ☐ ☐ ☐ ☐ Flue: Metal.
6. ☐ ☐ ☒ ☐ ☐ Damper:
7. ☐ ☒ ☐ ☐ ☐ Hearth:

Living Room. Fireplace

8. ☒ ☐ ☐ ☐ ☐ Fireplace Construction: Brick.
9. Type: Gas log.
10. ☒ ☐ ☐ ☐ ☐ Smoke Chamber: Brick.
11. ☒ ☐ ☐ ☐ ☐ Flue: Not visible
12. ☐ ☐ ☐ ☐ ☒ Damper: Metal. Safety clamp is not present for damper with gas log insert (safety). Safety clamp needs to be installed so that damper cannot be fully closed with gas log insert. Recommend fireplace contractor install safety clamp on damper.
13. ☒ ☐ ☐ ☐ ☐ Hearth: Raised.

Family Room. Fireplace

14. ☐ ☐ ☒ ☐ ☐ Freestanding Stove: Wood burning - Wood stove does not meet current clean air regulations. Advisory note: King County has occasional burn bans. Check status prior to use.
15. ☒ ☐ ☐ ☐ ☐ Fireplace Construction: Metal.
16. Type: Wood burning.
17. ☒ ☐ ☐ ☐ ☐ Smoke Chamber: Metal.
18. ☐ ☐ ☒ ☐ ☐ Flue: Not visible - Flue is sealed at time of inspection, cannot inspect. Recommend flue be unsealed before use.
19. ☐ ☐ ☒ ☐ ☐ Damper: Not visible.
20. ☒ ☐ ☐ ☐ ☐ Hearth: Raised.

Deck. Fireplace

21. ☒ ☐ ☐ ☐ ☐ Fireplace Construction: Brick.

Fireplace/Wood Stove (Continued)

22. Type: Gas log.
23. ☒ ☐ ☐ ☐ ☐ Smoke Chamber: Brick.
24. ☒ ☐ ☐ ☐ ☐ Flue: Brick.
25. ☒ ☐ ☐ ☐ ☐ Hearth: Raised.

Air Conditioning

A NPNI M D

N side of house. AC System

1. ☐ ☐ ☒ ☐ ☐ A/C System Operation: Not inspected. To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Condensate pump.
3. ☐ ☐ ☒ ☐ ☐ Exterior Unit: Pad mounted. To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.
Exterior unit is at end of normal life span.
A qualified air conditioning contractor is recommended to evaluate and estimate cost of future replacement so that cost is known.
4. Manufacturer: Lennox.
5. Model Number: HSXB15-048-230-02 Serial Number: 5805F13748
6. Area Served: Whole building. Approximate Age: 15-20 yrs.
7. Fuel Type: 240 VAC. Temperature Differential: N/A
8. Type: Air conditioner. Capacity: 4 Ton.
9. ☒ ☐ ☐ ☐ ☐ Visible Coil: Aluminum, Copper.
10. ☒ ☐ ☐ ☐ ☐ Refrigerant Lines: Low pressure and high pressure.
11. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Tumble switch.

E side of house. AC System

12. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Adequate.
13. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing.
14. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Pad mounted.
15. Manufacturer: Lennox.
16. Model Number: MS8-ZO-182A Serial Number: S2814G50054
17. Area Served: Master bedroom, NE bedroom. Approximate Age: 5-10 yrs.
18. Fuel Type: 240 VAC. Temperature Differential: N/A
19. Type: Heat pump. Capacity: 1.5 Ton.
20. ☒ ☐ ☐ ☐ ☐ Visible Coil: Aluminum, Copper.
21. ☒ ☐ ☐ ☐ ☐ Refrigerant Lines: Low pressure and high pressure.

Air Conditioning (Continued)

22. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Tumble switch.
23. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filters: Direct drive with reusable filter. Reusable filters in interior unit need to be cleaned on a regular basis.
24. ☒ ☐ ☐ ☐ ☐ Thermostats: Programmable.

Heating System

A NPNI M D

Utility room. Heating System

1. ☒ ☐ ☐ ☐ ☐ Heating System Operation: Adequate. Furnace is in latter third of normal life span.
Furnace last serviced in January 2021.
Recommend following manufacturer service schedule.
2. Manufacturer: Lennox.
3. Model Number: G50UH-60D-135-04 Serial Number: 5802L29070
4. Type: Forced air. Capacity: 132,000 BTUHR
5. Area Served: Whole building. Approximate Age: 15-20 yrs.
6. Fuel Type: Natural gas.
7. ☐ ☐ ☒ ☐ ☐ Heat Exchanger: 6 Burner.
8. Unable to Inspect: 80%
9. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter. Older electronic air filter has been abandoned and replaced with disposable paper filter.
10. ☒ ☐ ☐ ☐ ☐ Distribution: Metal duct. Recommend heat ducts be cleaned.
11. ☒ ☐ ☐ ☐ ☐ Circulator: Fan.
12. ☒ ☐ ☐ ☐ ☐ Draft Control: Automatic.
13. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Single wall to double wall.
14. ☒ ☐ ☐ ☐ ☐ Controls: Limit switch.
15. ☒ ☐ ☐ ☐ ☐ Thermostats: Programmable.
16. Tank Location: N/A
17. Suspected Asbestos: No

Plumbing

A NPNI M D

1. ☐☐☒☐☐ Service Line: Not visible.
2. ☒☐☐☐☐ Main Water Shutoff: Basement. SE basement bedroom closet.
3. ☒☐☐☐☐ Water Lines: Copper, PEX.
4. ☒☐☐☐☐ Water Pressure: 60 psi.
5. ☐☐☐☒☐ Water Temperature: 130 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: ABS. Recommend sewer scope inspection.
7. ☐☐☒☐☐ Service Caps: Not accessible.
8. ☒☐☐☐☐ Vent Pipes: ABS.
9. ☐☐☐☒☐ Gas Service Lines: Cast iron. No sediment trap installed at gas line connection to water heater in outbuilding.
Recommend qualified plumber evaluate and estimate cost of sediment leg install.

Utility Room. Water Heater

10. ☒☐☐☐☐ Water Heater Operation: Adequate.
11. Manufacturer: Ruud.
12. Model Number: PR0G50-38N-RU60 Serial Number: M421820954
13. Type: Natural gas. Capacity: 50 Gal.
14. Approximate Age: 0-5 yrs. Area Served: Whole building.
15. ☒☐☐☐☐ Flue Pipe: Single wall to double wall.
16. ☒☐☐☐☐ TPRV and Drain Tube: Copper.
17. ☒☐☐☐☐ Expansion Tank: Present.

Outbuilding. Water Heater

18. ☐☐☐☒☐ Water Heater Operation: Adequate. No lower earthquake strap installed (safety).
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. Manufacturer: Rheem.
20. Model Number: 21V40-38 Serial Number: RHNG110015618
21. Type: Natural gas. Capacity: 40 Gal.
22. Approximate Age: 20-25 yrs. Area Served: Outbuilding.
23. ☐☐☐☒☐ Flue Pipe: Single wall to double wall. Insulation in contact with flue pipe, 1" clearance is required (fire hazard).
Recommend qualified contractor evaluate and estimate repairs.
24. ☒☐☐☐☐ TPRV and Drain Tube: Copper.

Bathroom

A NPNI M D

First Floor Hall. Bathroom

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
2. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
3. ☒ ☐ ☐ ☐ ☐ Floor: Tile. All tile should be sealed.
4. ☒ ☐ ☐ ☐ ☐ Doors: Hollow core.
5. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
6. ☒ ☐ ☐ ☐ ☐ Electrical: 120 GFCI.
7. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Stone and wood. Caulking needs to be redone at counter/back splash junction.
All stone should be sealed.
8. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded single bowl.
9. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Metal faucet with PVC trap.
10. ☐ ☐ ☐ ☒ ☐ Tub/Surround: Cast iron bathtub and tile surround. Minor chips in bathtub enamel.
All tile should be sealed.
11. ☒ ☐ ☐ ☐ ☐ Toilets: Toto.
12. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.
13. ☒ ☐ ☐ ☐ ☐ Ventilation: Window. No ventilation fan present.
Recommend installing exhaust fan.
Recommend qualified contractor evaluate and estimate cost.

Master bathroom. Bathroom

14. ☒ ☐ ☐ ☐ ☐ Closet: Single, Double wide.
15. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
16. ☒ ☐ ☐ ☐ ☐ Walls: Paint, Tile.
17. ☒ ☐ ☐ ☐ ☐ Floor: Tile, Laminate. All tile should be sealed.
18. ☒ ☐ ☐ ☐ ☐ Doors: Hollow core.
19. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
20. ☒ ☐ ☐ ☐ ☐ Electrical: 120 GFCI.
21. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Stone and wood. Caulking needs to be redone at counter/back splash junction.
All stone should be sealed.
22. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded single bowl.
23. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Metal faucet with PVC trap.
24. ☒ ☐ ☐ ☐ ☐ Shower/Surround: Tile. All tile should be sealed.
25. ☒ ☐ ☐ ☐ ☐ Toilets: Toto.
26. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register, heat fan.

Bathroom (Continued)

27. ☒☐☐☐☐ Ventilation: Electric ventilation fan and window.

Basement bathroom. Bathroom

28. ☒☐☐☐☐ Ceiling: Paint.

29. ☒☐☐☐☐ Walls: Paint.

30. ☒☐☐☐☐ Floor: Laminate.

31. ☒☐☐☐☐ Doors: Hollow core.

32. ☒☐☐☐☐ Windows: Metal frame.

33. ☒☐☐☐☐ Electrical: 120 GFCI.

34. ☒☐☐☐☐ Counter/Cabinet: Stone and composite. Caulking needs to be redone at counter/back splash junction.
All stone should be sealed.

35. ☒☐☐☐☐ Sink/Basin: Molded single bowl.

36. ☒☐☐☐☐ Faucets/Traps: Metal faucet with PVC trap.

37. ☒☐☐☐☐ Shower/Surround: Fiberglass.

38. ☒☐☐☐☐ Toilets: Toto.

39. ☒☐☐☐☐ HVAC Source: Heating system register.

40. ☒☐☐☐☐ Ventilation: Window - No ventilation fan present.
Recommend installing exhaust fan.
Recommend qualified contractor evaluate and estimate cost.

Outbuilding. Bathroom

41. ☒☐☐☐☐ Closet: Built in.

42. ☒☐☐☐☐ Ceiling: Paint.

43. ☒☐☐☐☐ Walls: Composite, paint and paneling.

44. ☒☐☐☐☐ Floor: Stone.

45. ☐☐☐☒☐ Doors: Wood. Door opens out over step down (safety).
Rot in lower portion of door.
A qualified contractor is recommend to evaluate and estimate repairs.

46. ☒☐☐☐☐ Windows: Metal frame.

47. ☐☐☐☒☐ Electrical: 120 VAC. Outlets in bathroom are not GFCI protected, all bathroom outlets are to be GFCI protected.
A licensed electrician is recommended to evaluate and estimate repairs.

48. ☒☐☐☐☐ Counter/Cabinet: Composite.

49. ☒☐☐☐☐ Sink/Basin: Molded single bowl.

50. ☒☐☐☐☐ Faucets/Traps: Metal faucet with PVC trap.

51. ☒☐☐☐☐ Shower/Surround: Composite.

52. ☒☐☐☐☐ Toilets: Norris.

53. ☒☐☐☐☐ Ventilation: Window.

Kitchen

A NPNI M D

First floor. Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: Dacor.
2. ☒ ☐ ☐ ☐ ☐ Ventilator: Zephyr.
3. ☒ ☐ ☐ ☐ ☐ Disposal: In-Sinkerator.
4. ☒ ☐ ☐ ☐ ☐ Instant Hot: ReadyHot.
5. ☒ ☐ ☐ ☐ ☐ Dishwasher: Bosch.
6. Air Gap Present? ☐ Yes ☒ No High loop for drain line is present.
7. ☒ ☐ ☐ ☐ ☐ Refrigerator: LG.
8. ☒ ☐ ☐ ☐ ☐ Microwave: General Electric.
9. ☒ ☐ ☐ ☐ ☐ Sink: Composite.
10. ☒ ☐ ☐ ☐ ☐ Electrical: 120 GFCI.
11. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: Metal fixture/PVC drain lines.
12. ☒ ☐ ☐ ☐ ☐ Counter Tops: Stone. All stone should be sealed.
13. ☒ ☐ ☐ ☐ ☐ Cabinets: Wood.
14. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint. Cutout in ceiling is attic access.
15. ☒ ☐ ☐ ☐ ☐ Walls: Paint, Tile.
16. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood.
17. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
18. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.

Bedroom

A NPNI M D

SE bedroom. Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Double wide.
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
3. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
4. ☒ ☐ ☐ ☐ ☐ Floor: Laminate.
5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow core.
6. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
7. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.
9. ☐ ☒ ☐ ☐ ☐ Smoke Detector: Not installed.

Bedroom (Continued)

NE bedroom. Bedroom

10. ☐☐☐☒☐ Closet: Double wide. Glass covers not installed on closet light fixtures.
11. ☒☐☐☐☐ Ceiling: Paint.
12. ☒☐☐☐☐ Walls: Paint.
13. ☒☐☐☐☐ Floor: Laminate.
14. ☒☐☐☐☐ Doors: Hollow core.
15. ☒☐☐☐☐ Windows: Vinyl frame.
16. ☒☐☐☐☐ Electrical: 120 VAC.
17. ☒☐☐☐☐ HVAC Source: Heating system register, Wall mounted fan unit.
18. ☐☒☐☐☐ Smoke Detector: Not installed.

Master bedroom. Bedroom

19. ☒☐☐☐☐ Ceiling: Paint.
20. ☒☐☐☐☐ Walls: Paint.
21. ☒☐☐☐☐ Floor: Laminate.
22. ☒☐☐☐☐ Doors: Hollow core, Vinyl slider.
23. ☒☐☐☐☐ Windows: Wood frame.
24. ☒☐☐☐☐ Electrical: 120 VAC.
25. ☒☐☐☐☐ HVAC Source: Heating system register, Wall mounted fan unit.
26. ☒☐☐☐☐ Smoke Detector: Hard wired with battery back up.

SE basement bedroom. Bedroom

27. ☒☐☐☐☐ Closet: Double wide.
28. ☒☐☐☐☐ Ceiling: Paint.
29. ☒☐☐☐☐ Walls: Paint.
30. ☒☐☐☐☐ Floor: Laminate.
31. ☒☐☐☐☐ Doors: Hollow core.
32. ☐☐☐☒☐ Windows: Vinyl frame. Windows not of legal egress due to height (safety). Normal for age of house.
If room is to be used as permanent bedroom window needs to be modified to legal egress standards.
33. ☒☐☐☐☐ Electrical: 120 VAC.
34. ☒☐☐☐☐ HVAC Source: Heating system register.
35. ☐☒☐☐☐ Smoke Detector: Not installed.

NE basement bedroom. Bedroom

36. ☒☐☐☐☐ Closet: Double wide.
37. ☒☐☐☐☐ Ceiling: Paint.
38. ☒☐☐☐☐ Walls: Paint.
39. ☒☐☐☐☐ Floor: Laminate.

Bedroom (Continued)

40. ☒ ☐ ☐ ☐ ☐ Doors: Hollow core.
41. ☐ ☐ ☐ ☒ ☐ Windows: Vinyl frame. Windows not of legal egress due to height (safety). Normal for age of house.
If room is to be used as permanent bedroom window needs to be modified to legal egress standards.
42. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
43. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.
44. ☐ ☒ ☐ ☐ ☐ Smoke Detector: Not installed.

Living Space

Occupants are moving at time of inspection. Moving boxes and belongings in transition, interior of house is not fully visible at time of inspection.

A NPNI M D

Entry. Living Space

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
2. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
3. ☒ ☐ ☐ ☐ ☐ Floor: Tile.
4. ☒ ☐ ☐ ☐ ☐ Doors: Wood/glass.
5. ☒ ☐ ☐ ☐ ☐ Windows: Wood frame.
6. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting.
7. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.

Hallways. Living Space

8. ☒ ☐ ☐ ☐ ☐ Closet: Single, Storage.
9. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
10. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
11. ☒ ☐ ☐ ☐ ☐ Floor: Engineered wood, Laminate.
12. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
13. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated.

Dining room. Living Space

14. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
15. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
16. ☒ ☐ ☐ ☐ ☐ Floor: Tile.
17. ☒ ☐ ☐ ☐ ☐ Doors: Vinyl slider.
18. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
19. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.

Living Space (Continued)

Living room. Living Space

20. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
21. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
22. ☒ ☐ ☐ ☐ ☐ Floor: Engineered wood.
23. ☒ ☐ ☐ ☐ ☐ Doors: Vinyl slider.
24. ☐ ☐ ☐ ☒ ☐ Windows: Wood frame. Upper SW window seal is blown.
A qualified glazier is recommended to evaluate and estimate repairs.
25. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
26. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.

Kitchen sitting room. Living Space

27. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
28. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
29. ☒ ☐ ☐ ☐ ☐ Floor: Engineered wood.
30. ☒ ☐ ☐ ☐ ☐ Doors: Vinyl slider.
31. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
32. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
33. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.

Family room. Living Space

34. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
35. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
36. ☒ ☐ ☐ ☐ ☐ Floor: Laminate.
37. ☒ ☐ ☐ ☐ ☐ Doors: Hollow core.
38. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
39. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
40. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.

Laundry Room/Area

A NPNI M D

Basement. Laundry Room/Area

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Exposed framing.
2. ☒ ☐ ☐ ☐ ☐ Walls: Exposed framing, Paint and paneling.
3. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering.
4. ☒ ☐ ☐ ☐ ☐ Doors: Hollow core.
5. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
6. ☒ ☐ ☐ ☐ ☐ Counter/Cabinets: Laminate and wood.
7. ☒ ☐ ☐ ☐ ☐ Washer/Dryer: LG.
8. ☐ ☐ ☐ ☒ ☐ Washer Hose Bib: Gate valves. Hose bibs are located behind paneling, not easily accessible.
Rubber type washer feed hoses should be replaced per preventative maintenance.
Recommend upgrading to braided metal type lines.
9. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 120 VAC.
10. ☐ ☐ ☐ ☒ ☐ Dryer Vent: Rigid metal. Pest cage installed on exterior of dryer vent will need to be observed and cleaned when needed. Needs to be cleaned.
Recommend yearly cleaning of dryer vent.
11. ☒ ☐ ☐ ☐ ☐ Dryer Gas Line: Flex duct.
12. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain.

Marginal Summary

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

Lots and Grounds

1. **Deck:** Wood, Treated wood. Rot occurring in sections of untreated wood joists.
A few joists are sistered mid span, need to be through bolted for stability.
Notched 4x4 railings should be replaced with full 4x4's for increased lateral strength.
Deck installed on 1X1' pier blocks, should be poured footings.
Graspable handrail not installed on deck access steps (safety).
A qualified contractor is recommended to evaluate and estimate repairs.
2. **Balcony:** Composite. Baluster spacing too wide on both balconies (safety).
Balcony surface connection to house will need to be maintained against moisture intrusion.
Miter cut in SE balcony top rail needs to be sealed against moisture intrusion.

Exterior

3. **Whole structure. Exterior Surface Type:** Plywood panels, Stucco, Vertical cedar siding. Siding/concrete contact along E side of house and at front porch.
Siding/soil contact on W and N side of house.
Higher potential for rot to occur in these locations.
Minor cupping in sections of siding due to weathering.
Stucco exterior siding being a concrete product hides potential damage from water intrusion, higher potential for hidden conditions being present with stucco siding systems.
Minor chipping in N stucco, visible on deck, chips should be sealed.
4. **Trim:** Wood. Minor rot occurring in lower trim of SW kitchen window.
Living room window trim moderately weathered.
Minor paint peeling in sections of trim work, needs to be resealed against moisture intrusion.
Recommend qualified contractor evaluate and estimate repairs.
Garage door trim in contact with cement, higher potential for future rot.
5. **Hose Bibs:** Gate. Exterior W and N hose bibs do not have vacuum breakers installed. Should be installed to prevent back flow.
Exterior piped W and N hose bibs should be shut off in winter time to protect against freezing.
Original N hose bib has been abandoned.
6. **Gas Meter:** Exterior surface mount at W side of home. 6 inches of air space required under gas meter, gas meter currently sitting on ground.
A licensed plumber is recommended to evaluate and estimate repairs.

Outbuilding

7. **Backyard. Outbuilding Exterior Surface:** Cedar siding. Rot occurring in sections of lower siding and SW fascia board, hidden conditions may be present.
Minor paint peeling, should be prepped and painted to seal against moisture intrusion.
A qualified contractor is recommended to evaluate and estimate repairs.

Marginal Summary (Continued)

8. **Backyard. Outbuilding Roof:** Asphalt shingle - Drip edge flashing missing from SW corner of roof, source point for rot occurring in fascia.
Moss build up needs to be removed from roof.
Tar installed around water heater flue and plumbing vent indicates potential past leakage, tar will need to be maintained.
A qualified roofing contractor is recommended to evaluate and estimate repairs.
9. **Backyard. Outbuilding Doors:** Wood. Minor rot occurring along lower edge of access doors.
A qualified contractor is recommended to evaluate and estimate repairs.

Roof

10. **Flashing:** Stamped metal. 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.
Step flashing at roof/SE balcony junction, installed on top of roof material, should be woven into roof material, higher potential for leakage.
Roof junction with SW corner of SE balcony relying on caulking for weather seal, will need to be maintained.
A qualified roofing contractor is recommended to evaluate and estimate repairs.
11. **W chimney. Chimney Chimney:** Brick. Crown is partially detached from chimney.
Cracks in crown and in sections of chimney mortar needs to be sealed against moisture intrusion.
A qualified mason is recommended to evaluate and estimate repairs.
Recommend installing rain cap/spark arrestor.

Garage/Carport

12. **Attached. Garage Electrical:** 120 VAC. Outlets in garage are not GFCI protected, all garage outlets are to be GFCI protected.
Open junction box in SE corner needs a cover plate.
A licensed electrician is recommended to evaluate and estimate repairs.

Electrical

13. **Smoke Detectors:** Battery operated. Smoke detectors need to be installed in all bedrooms.

Attic

14. **Lower 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.
15. **Lower attic. Attic Wiring/Lighting:** NM sheathed. Open junction boxes need cover plates.
Wiring installed too close to attic access (safety). Any wiring installed within 6' of attic access hatch is to be in conduit or covered with framing to reduce accidental contact with wire.
Recommend qualified electrician evaluate and estimate repairs.

Fireplace/Wood Stove

16. **Kitchen Fireplace Fireplace Construction:** Prefab. Glass needs cleaning. Only use gas fireplace glass cleaner.

Marginal Summary (Continued)

Plumbing

17. **Water Temperature:** 130 Deg F. Recommended safe water temperature is 120 Deg F to reduce the risk of scalding. Hot water tank temperature needs to be reduced.
18. **Gas Service Lines:** Cast iron. No sediment trap installed at gas line connection to water heater in outbuilding. Recommend qualified plumber evaluate and estimate cost of sediment leg install.
19. **Outbuilding. Water Heater Water Heater Operation:** Adequate. No lower earthquake strap installed (safety).
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.
20. **Outbuilding. Water Heater Flue Pipe:** Single wall to double wall. Insulation in contact with flue pipe, 1" clearance is required (fire hazard).
Recommend qualified contractor evaluate and estimate repairs.

Bathroom

21. **First Floor Hall. Bathroom Tub/Surround:** Cast iron bathtub and tile surround. Minor chips in bathtub enamel.
All tile should be sealed.
22. **Outbuilding. Bathroom Doors:** Wood. Door opens out over step down (safety).
Rot in lower portion of door.
A qualified contractor is recommend to evaluate and estimate repairs.
23. **Outbuilding. Bathroom Electrical:** 120 VAC. Outlets in bathroom are not GFCI protected, all bathroom outlets are to be GFCI protected.
A licensed electrician is recommended to evaluate and estimate repairs.

Bedroom

24. **NE bedroom. Bedroom Closet:** Double wide. Glass covers not installed on closet light fixtures.
25. **SE basement bedroom. Bedroom Windows:** Vinyl frame. Windows not of legal egress due to height (safety). Normal for age of house.
If room is to be used as permanent bedroom window needs to be modified to legal egress standards.
26. **NE basement bedroom. Bedroom Windows:** Vinyl frame. Windows not of legal egress due to height (safety). Normal for age of house.
If room is to be used as permanent bedroom window needs to be modified to legal egress standards.

Living Space

27. **Living room. Living Space Windows:** Wood frame. Upper SW window seal is blown.
A qualified glazier is recommended to evaluate and estimate repairs.

Laundry Room/Area

28. **Basement. Laundry Room/Area Washer Hose Bib:** Gate valves. Hose bibs are located behind paneling, not easily accessible.
Rubber type washer feed hoses should be replaced per preventative maintenance.
Recommend upgrading to braided metal type lines.

Marginal Summary (Continued)

29. Basement. Laundry Room/Area Dryer Vent: Rigid metal. Pest cage installed on exterior of dryer vent will need to be observed and cleaned when needed. Needs to be cleaned.
Recommend yearly cleaning of dryer vent.

Defective Summary

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

Garage/Carport

1. **Attached. Garage Walls:** Paneling. Rot occurring in upper SW wall paneling over W garage door and SW corner of garage indicates moisture intrusion from balcony railing system above. High moisture reading in upper SW corner of garage wall indicates moisture intrusion is active, hidden conditions may be present.
A qualified contractor is recommended to evaluate and estimate repairs.
Garage walls are not fully visible due to belongings, not fully inspected.

Fireplace/Wood Stove

2. **Living Room. Fireplace Damper:** Metal. Safety clamp is not present for damper with gas log insert (safety). Safety clamp needs to be installed so that damper cannot be fully closed with gas log insert.
Recommend fireplace contractor install safety clamp on damper.