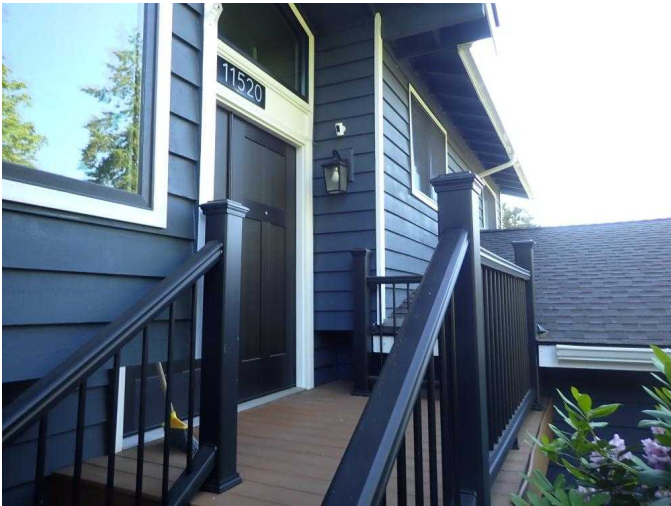


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#1 11520 3rd Ave NW, Seattle.



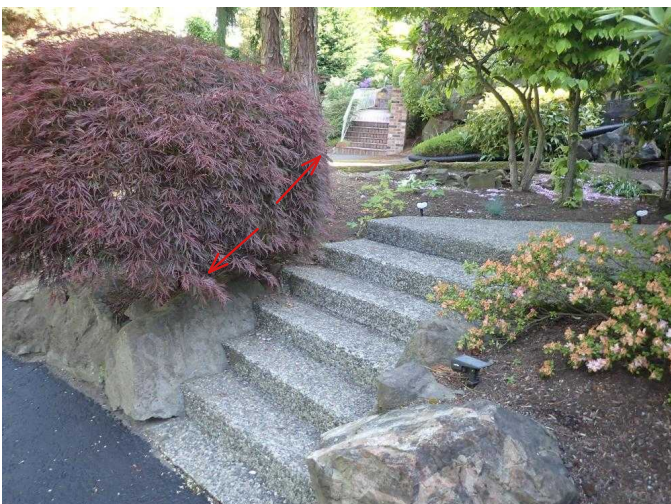
#2 W side of house.



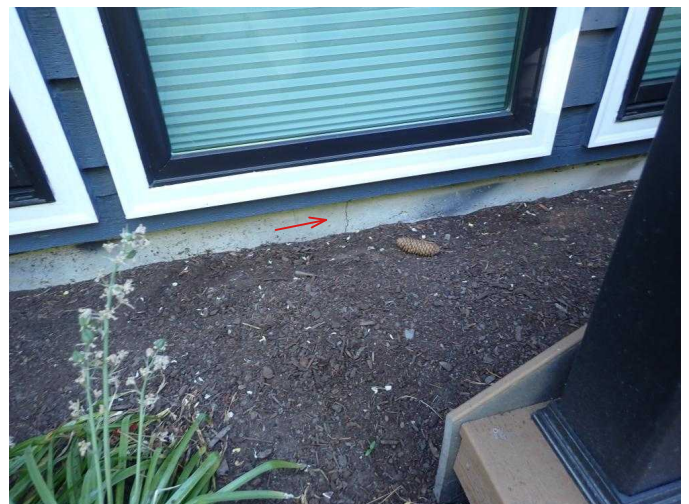
#3 Moderate cracks with moderate settling in driveway.



#4 Water pressure 80 psi, acceptable.



#5 No graspable handrails present on front yard access steps (safety).



#6 Minor crack in NW foundation.

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#7 Minor rot in lower NW siding where in contact with soil, soil needs to be removed.



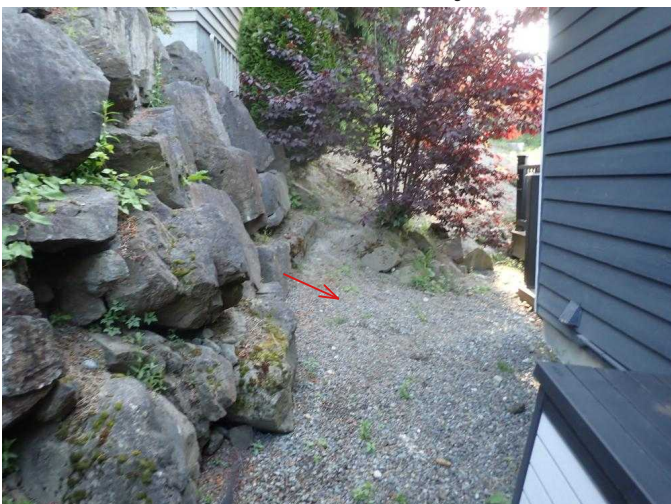
#8 N side of house.



#9 High moisture reading in house siding underneath chimney and in soffit of chimney.



#10 High moisture reading in house siding underneath chimney and in soffit of chimney.



#11 NE side of property directs water run off towards house.



#12 Deck outlet is not GFCI protected, all exterior outlets should be GFCI protected.

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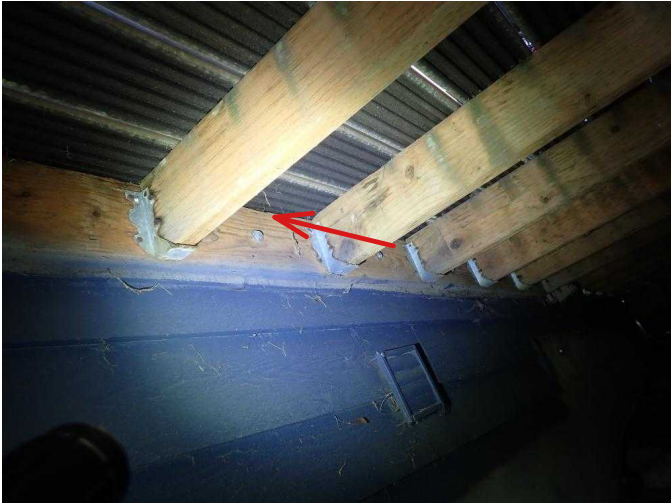
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#13 Deck light fixture partially detached from base.



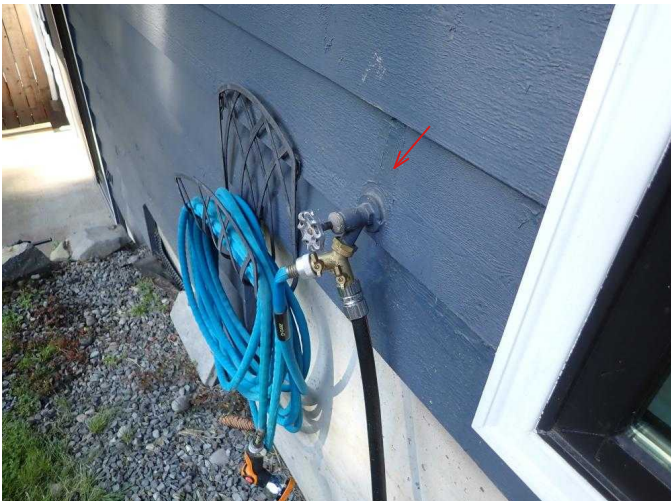
#14 House sits on moderate slope.



#15 Flashing not installed at house/deck junction, higher potential of moisture intrusion at deck attachment points.



#16 Abandoned exhaust vent under deck should be sealed.



#17 Vacuum breaker not installed on E hose bib, should be installed to prevent back flow.



#18 Balcony installed to cantilever of house, vertical load of balcony needs to be supported.

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#19 Corrugated leader pipes will have a higher potential for clogging and will need to be maintained.



#20 S side of house.



#21 Rot occurring in lower S wood retaining wall.



#22 No flashing at concrete lap siding butt joints, caulking will need to be maintained.



#23 Caulking cracked at some butt joints, needs to be resealed.



#24 Minor crack in S foundation, mid span.

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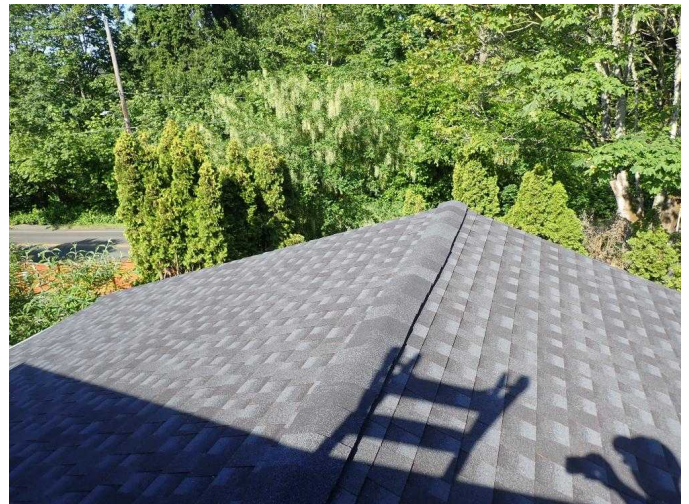
#25 No head flashing over S window.



#26 Gas meter located on S side of house.



#27 Moderate cracks with moderate settling in driveway.



#28 Lower roof.



#29 Exterior section of furnace flue starting to rust and will need to be replaced in next 5 years.



#30 Minor paint peeling on upper W siding at connection to garage.

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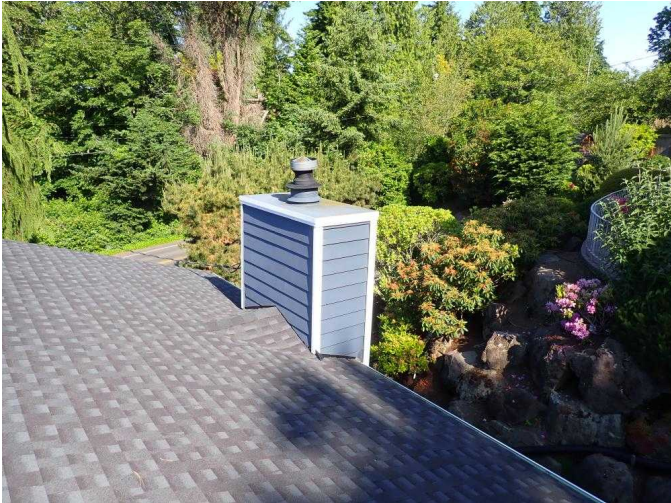
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#31 Roof was fully traversed at time of inspection.



#32 Type of ridge vent installed, internally baffled, has been shown in testing to have a reduced air flow potential.



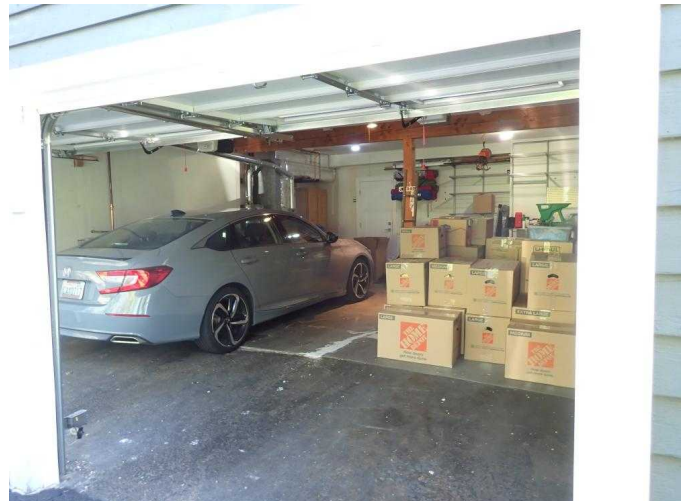
#33 Chimney.



#34 Minor rot in upper trim of chimney.



#35 Weather seal cracked around flue cap, potential water intrusion spot.



#36 Garage.

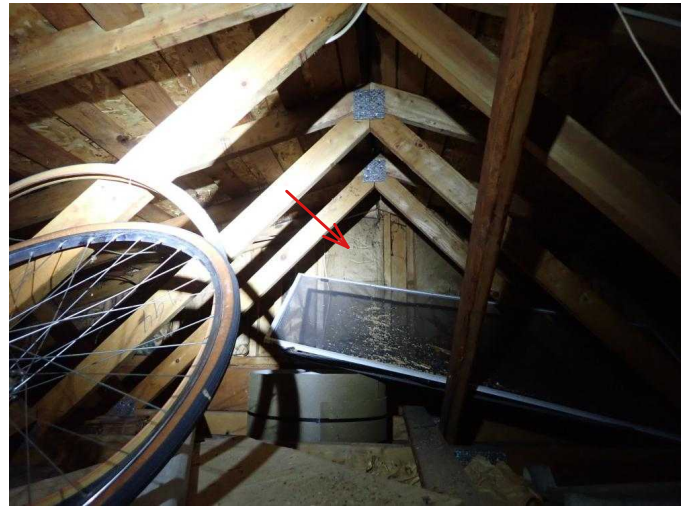
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#37 Garage attic.



#38 Wall adjoining house in garage attic needs to be sealed against fire intrusion.



#39 Heavy crack with minor settling in SW section of floor. Crack indicates past settling, has been patched.



#40 Main water shutoff located on N wall in garage.



#41 All open gaps and holes in garage ceiling need to be sealed against fire intrusion.



#42 Safety barrier needs to be installed in front of gas appliances to prevent potential auto impact into gas supply lines.

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#43 Water heater and furnace in garage.



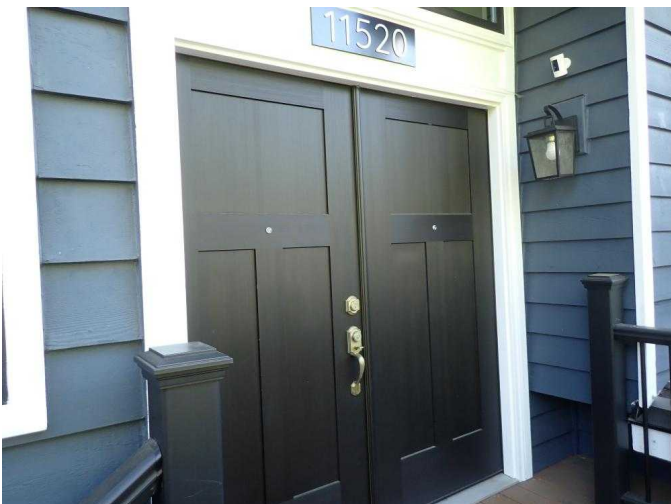
#44 No evidence of regular servicing. Furnace needs to be serviced and cleaned.



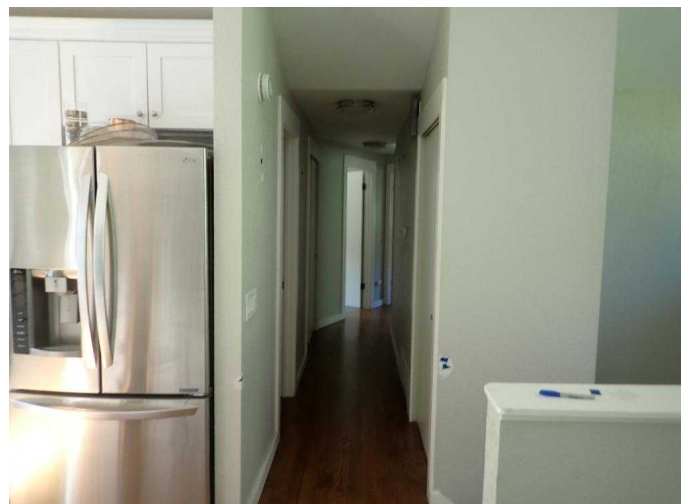
#45 Furnace filter is dirty, needs to be changed.



#46 Small hole in W garage ceiling.



#47 Interior.



#48 First floor.

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#49 Living room fireplace.



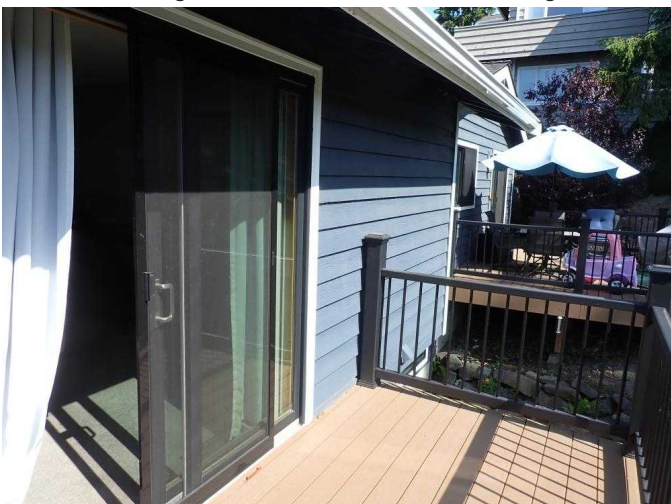
#50 Minor warping in side panels due to overheating.



#51 Water temperature is 130 deg F, should be lowered to 120 deg F to reduce the risk of scalding.



#52 Flex type drain line should be replaced with solid type drain line to reduce risk for failure/leakage.



#53 Balcony.

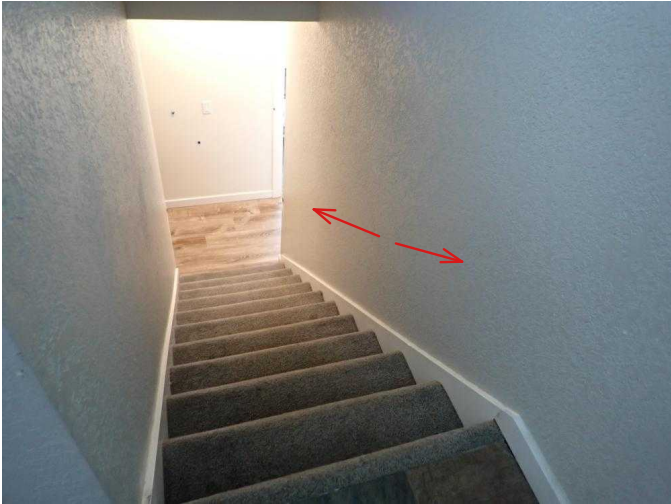


#54 Weep holes at base of primary shower surround at junction with shower pan next to door have been sealed.

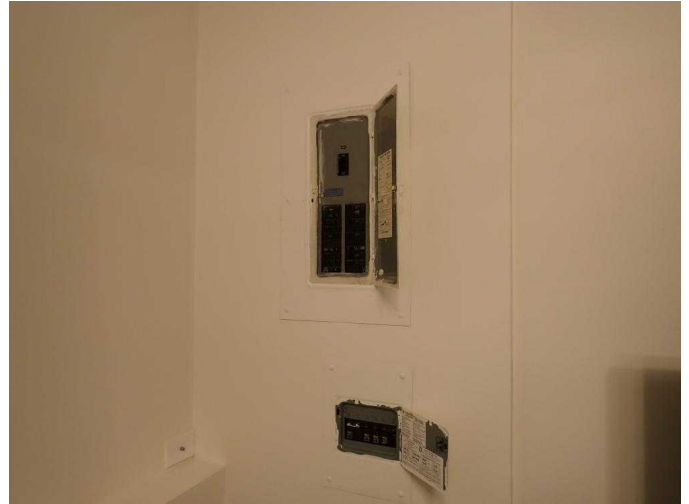
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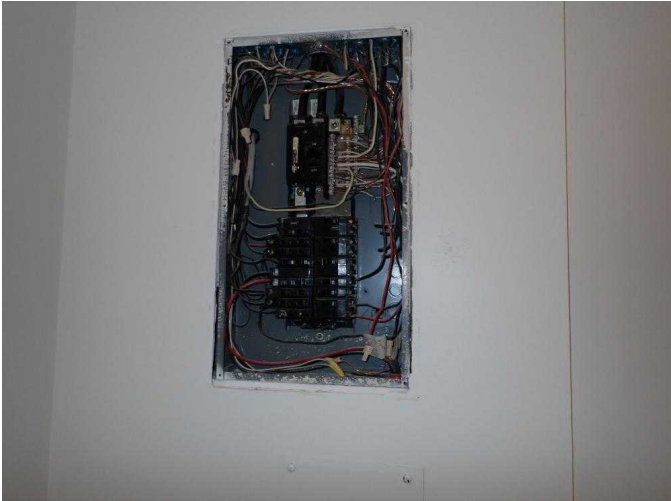
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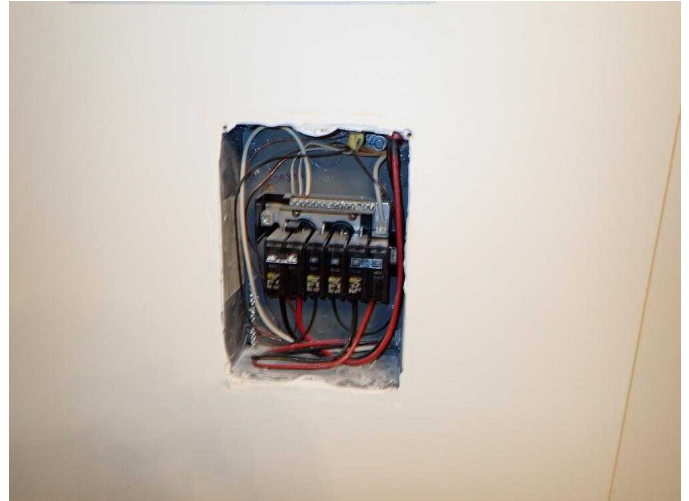
#55 No continuous graspable handrail installed (safety).



#56 Electric panels located in family room.



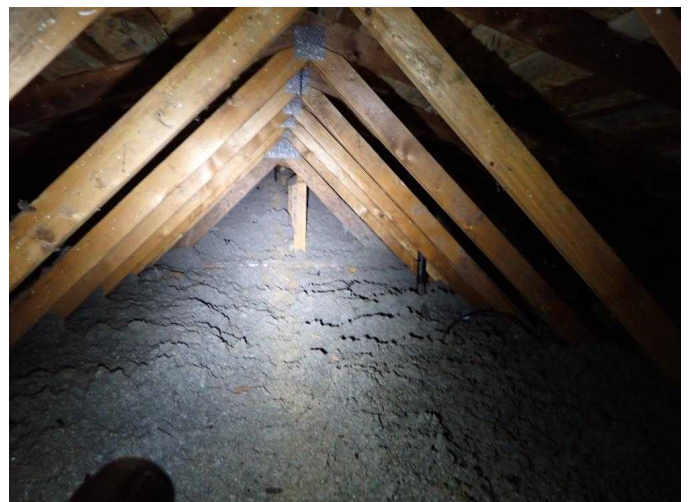
#57 Main electric panel.



#58 Secondary electric panel.



#59 Secondary electric panel is not installed flush with sheet rock causing a gap between the breakers and the panel cover.



#60 Attic.

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#61 Appearance of possible light vegetative haze on sections of original skip sheathing material.



#62 Bathroom fan vents exhaust near soffit vents, need to be sealed to exterior.



#63 Exposed wire splices at bathroom fans need to be in junction boxes.



#64 Appearance of possible light vegetative haze on sections of original skip sheathing material.



#65 Kitchen fan vent should be insulated to reduce condensation.