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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/or 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: 11520 3rd Ave NW.
City: Seattle. State: WA. Zip: 98177
Contact Name: Steve Hill, Sandra Brenner.

Client Information

Client Name: Ryan Kurth.

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: \$765.00

Conditions

Others Present: Home Owner. Property Occupied: Occupied.
Estimated Age: 1977 Entrance Faces: West.
Inspection Date: 06/02/2025
Start Time: 9:00 am End Time: 11:00 am
Electric On ☒ Yes ☐ No ☐ Not Applicable
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable
Water On ☒ Yes ☐ No ☐ Not Applicable
Temperature: 60's

General Information (Continued)

Weather: Clear. 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

The lots and grounds are traversed and visually inspected. If items of concern are found they are reported on.

A NPNI M D

1. ☐☐☐☒☐ Driveway: Asphalt. Moderate cracks with moderate settling.
2. ☒☐☐☐☐ Walks: Concrete, Gravel.
3. ☐☐☐☒☐ Steps/Stoops: Concrete, Wood. No graspable handrails present on front yard access steps (safety).
4. ☒☐☐☐☐ Porch: Treated wood, Composite.
5. ☐☐☐☒☐ Deck: Treated wood. Flashing not installed at house/deck junction, higher potential of moisture intrusion at deck attachment points.
Recommend qualified contractor evaluate and estimate repairs.
6. ☐☐☐☒☐ Balcony: Treated wood. Balcony installed to cantilever of house, vertical load of balcony needs to be supported by additional support system under the balcony/cantilever connection, attachment to cantilever with no additional support has a higher risk of balcony shearing from house.
No flashing at balcony/house junction, higher potential for rot to occur between balcony and siding.
Recommend installing balcony tie back rods.
Recommend qualified contractor evaluate and estimate repairs.
7. ☒☐☐☐☐ Grading: Moderate slope.
8. ☐☐☐☒☐ Swale: Flat or negative slope. NE side of property directs water run off towards house.
Additional drainage may be required if water issues are found to occur in basement area.
9. ☒☐☐☐☐ Vegetation: Lawn, Shrubs, Trees.
10. ☐☐☐☒☐ Retaining Walls: Stone, Wood. Rot occurring in lower S wood retaining wall system.
Recommend qualified contractor evaluate and estimate repairs.
11. ☒☐☐☐☐ Exterior Surface Drain: Surface drain.
12. ☒☐☐☐☐ Fences: Wood, Chain link.

Exterior

The exterior of the house is visually inspected and if items of concern are found they are reported on.

A NPNI M D

Whole structure. Exterior Surface

1. ☐☐☐☒☐ Type: Cedar lap siding, Concrete based siding. No head flashing over S window. All horizontal penetrations through concrete siding need to have head flashing installed with a 1/4" gap over the head flashing to allow for water drainage if water were to get behind siding system.
No flashing at concrete lap siding butt joints, standard application for age of house, caulking will need to be maintained.
Caulking cracked at some butt joints, needs to be resealed.
Minor rot in lower NW siding where in contact with soil, soil needs to be removed.
Minor paint peeling on upper W siding at connection to garage.
Recommend qualified contractor evaluate and estimate repairs.
2. ☒☐☐☐☐ Trim: Wood.
3. ☒☐☐☐☐ Fascia: Wood.
4. ☒☐☐☐☐ Soffits: Wood.
5. ☒☐☐☐☐ Entry Doors: Fiberglass.
6. ☒☐☐☐☐ Windows: Vinyl frame.
7. ☒☐☐☐☐ Window Screens: Vinyl mesh.
8. ☒☐☐☐☐ Basement Windows: Vinyl frame.
9. ☒☐☐☐☐ Exterior Lighting: Surface mount. Deck light fixture partially detached from base, needs to be reattached.
10. ☐☐☐☒☐ Exterior Electric Outlets: 120 GFCI. Deck outlet is not GFCI protected, all exterior outlets should be GFCI protected.
Recommend qualified electrician evaluate and estimate repairs.
11. ☐☐☐☒☐ Hose Bibs: Gate. Vacuum breaker not installed on E hose bib, should be installed to prevent back flow.
12. ☒☐☐☐☐ Gas Meter: Exterior surface mount at S side of structure.
13. ☒☐☐☐☐ Main Gas Valve: Located at gas meter.

Roof

If the roof is accessible it will be traversed. The roof of the house is visually inspected and if items of concern are found they are reported on.

A NPNI M D

Main roof. 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: Gable.
5. Approximate Age: 0-5 years.
6. ☒ ☐ ☐ ☐ ☐ Flashing: Stamped metal.
7. ☒ ☐ ☐ ☐ ☐ Valleys: Asphalt shingle.
8. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: ABS.
9. ☒ ☐ ☐ ☐ ☐ Electrical Mast: Mast.
10. ☒ ☐ ☐ ☐ ☐ Gutters: Aluminum.
11. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum.
12. ☐ ☐ ☒ ☐ ☐ Leader/Extension: Plastic. Not raining at time of inspection, leader system not inspected.
Corrugated leader pipes will have a higher potential for clogging and will need to be maintained.

N chimney. Chimney

13. ☐ ☐ ☐ ☐ ☒ Chimney: Wood framed, metal pipe. High moisture reading in house siding underneath chimney and in soffit of chimney, indicates water intrusion into chimney body, hidden conditions may be present. Possible source point is cracked weather seal at chimney pipe connection to chimney crown. Minor rot in upper trim of chimney.
Weather seal cracked around flue cap.
A qualified contractor is recommended to evaluate and estimate repairs.
14. ☒ ☐ ☐ ☐ ☐ Flue/Flue Cap: Metal.
15. ☒ ☐ ☐ ☐ ☐ Chimney Flashing: Stamped metal.

Garage/Carport

The garage of the house is visually inspected and if items of concern are found they are reported on.

A NPNI M D

Attached. Garage

1. Type of Structure: Attached. Car Spaces: 2
2. ☒☐☐☐☐ Garage Doors: Metal.
3. ☒☐☐☐☐ Door Operation: Mechanized.
4. ☒☐☐☐☐ Door Opener: Genie, Stanley. Stanley motor has exceeded normal life span.
5. ☒☐☐☐☐ Service Doors: Solid core.
6. ☐☐☐☒☐ Ceiling: Fire taped. All open gaps and holes in garage ceiling need to be sealed against fire intrusion.
Small hole in W garage ceiling.
7. ☐☐☐☒☐ Walls: Fire taped. Wall adjoining house in garage attic needs to be sealed against fire intrusion.
Recommend a qualified contractor evaluate and estimate repairs.
8. ☐☐☐☒☐ Floor/Foundation: Poured concrete, Asphalt. Heavy crack with minor settling in SW section of floor. Crack indicates past settling, crack has been patched.
9. ☐☐☐☒☐ Safety Barrier: Not installed. Safety barrier needs to be installed in front of gas appliances to prevent potential auto impact into gas supply lines.
Recommend qualified contractor evaluate and estimate cost of installing safety barrier.
10. ☐☐☐☒☐ Electrical: 120 VAC, 120 GFCI. E outlet in garage is not GFCI protected, all garage outlets are to be GFCI protected.
Recommend a licensed electrician evaluate and estimate repairs.
11. ☒☐☐☐☐ Windows: Metal frame.

Electrical

The electrical system of the house is visually inspected, all accessible outlets are tested and if items of concern are found they are reported on.

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 and aluminum.
5. ☒☐☐☐☐ Aluminum Wiring: Power to range.
6. ☒☐☐☐☐ Conductor Type: NM sheathed wiring.
7. ☐☐☐☒☐ Ground: Plumbing and rod in ground. No plumbing bond to gas line.
No plumbing ground within 5' of water main entrance.
Evaluation by a licensed electrician is recommended to estimate cost of bringing panel grounding up to

Electrical (Continued)

Ground: (continued)

current design.

8. ☒ ☐ ☐ ☐ ☐ Smoke Detectors: Battery operated.
9. ☒ ☐ ☐ ☐ ☐ Carbon Monoxide Detectors: Battery operated.
10. ☐ ☐ ☒ ☐ ☐ Low Voltage: House systems. Low voltage systems are outside scope of regular home inspection, not inspected.

Family room, Main panel. Electric Panel

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

Family room, Secondary panel. Electric Panel

16. ☐ ☐ ☐ ☒ ☐ Manufacturer: Square D. Electric panel is not installed flush with sheet rock causing a gap between the breakers and the panel cover. Electric panel needs to be adjusted so that there is no gap between the breakers and panel to prevent accidental access. Evaluation by a licensed electrician is recommended.
17. Maximum Capacity: 100 Amps.
18. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 100 Amps.
19. ☒ ☐ ☐ ☐ ☐ Breakers: Copper and Aluminum.
20. Is the panel bonded? ☐ Yes ☒ No

Structure

The visible portions of the house structure are visually inspected and if items of concern are found they are reported on.

A NPNI M D

1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood frame.
2. ☒ ☐ ☐ ☐ ☐ Foundation: Poured concrete. Minor crack in S foundation, mid span. Minor crack in NW foundation. Cracks of this size are normal for age of house, should be sealed and observed for future movement. If movement is found to still be occurring, recommend that a foundation specialist evaluate.
3. ☒ ☐ ☐ ☐ ☐ Differential Movement: Settling has occurred. Normal for age of house.
4. ☒ ☐ ☐ ☐ ☐ Beams: Solid wood. Portions visible.
5. ☒ ☐ ☐ ☐ ☐ Bearing Walls: Frame.
6. ☐ ☐ ☒ ☐ ☐ Joists/Trusses: Not visible.
7. ☒ ☐ ☐ ☐ ☐ Piers/Posts: Poured piers and wood posts. Portions visible.

Structure (Continued)

8. ☐☐☒☐☐ Floor/Slab: Not visible.
9. ☐☐☐☒☐ Stairs/Handrails: Carpet/wood. No continuous graspable handrail installed (safety).
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 in to below grade spaces. No moisture intrusion noted at time of inspection.

Attic

The attic space of the house is visually inspected and if items of concern are found they are reported on.

A NPNI M D

Main attic. Attic

1. Method of Inspection: In the attic.
2. ☐☐☐☒☐ Access: Primary bedroom. 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. Test popcorn ceiling texture for asbestos prior to working with, altering or removing popcorn texture. If asbestos is present in popcorn ceiling material it is a product that is harmful if inhaled.
3. ☒☐☐☐☐ Unable to Inspect: 0%
4. ☒☐☐☐☐ Roof Framing: 2x4 Truss.
5. ☐☐☐☒☐ Sheathing: OSB sheathing. Appearance of possible light vegetative haze on sections of original skip sheathing material.
Recommend qualified mold remediation company evaluate and estimate remediation.
6. ☐☐☐☒☐ Ventilation: Ridge vents, Soffit vents. Type of ridge vent installed, internally baffled, has been shown in testing to have a reduced air flow potential, recommend updating to externally baffled design to increase air exchange within attic area to reduce potential for vegetative haze to occur.
7. ☒☐☐☐☐ Insulation: Blown in.
8. ☒☐☐☐☐ Insulation Depth: 10-13"
9. ☐☐☐☒☐ Wiring/Lighting: NM sheathed. Exposed wire splices at bathroom fans need to be in junction boxes.
Evaluation by a licensed electrician is recommended.
10. ☐☒☐☐☐ Moisture Penetration: None.
11. ☐☐☐☒☐ Bathroom Fan Venting: Flex duct. Bathroom fan vents exhaust near soffit vents, need to be sealed to exterior.
Recommend qualified contractor evaluate and estimate repairs.
12. ☒☐☐☐☐ Kitchen Fan Venting: Rigid metal. Should be insulated to reduce condensation.

Fireplace/Wood Stove

The fireplace of the house is visually inspected and if items of concern are found they are reported on.

A NPNI M D

Living room. Fireplace

1. ☒ ☐ ☐ ☐ ☐ Fireplace Construction: Prefab. Minor warping in side panels due to overheating.
2. Type: Wood burning.
3. ☒ ☐ ☐ ☐ ☐ Smoke Chamber: Metal.
4. ☒ ☐ ☐ ☐ ☐ Flue: Metal.
5. ☒ ☐ ☐ ☐ ☐ Damper: Metal.
6. ☒ ☐ ☐ ☐ ☐ Hearth: Flush mounted.

Heating System

The heating system of the house is visually inspected and tested and if items of concern are found they are reported on.

A NPNI M D

Garage. Heating System

1. ☐ ☐ ☐ ☒ ☐ Heating System Operation: Functional at time of inspection. No evidence of regular servicing.
Lack of consistent service leads to higher chance of early failure of unit.
Recommend a qualified HVAC contractor service and evaluate heating system.
Recommend following manufacturer service schedule.
2. Manufacturer: Payne.
3. Model Number: PG8MAA036070AGJA Serial Number: 3517A18683
4. Type: Forced air. Capacity: 66,000 btu/hr
5. Area Served: Whole building. Approximate Age: 5-10 yrs.
6. Fuel Type: Natural gas.
7. ☐ ☐ ☒ ☐ ☐ Heat Exchanger: 3 Burner.
8. Unable to Inspect: 80%
9. ☐ ☐ ☐ ☒ ☐ Blower Fan/Filter: Direct drive with disposable filter. Filter is dirty, needs to be changed.
10. ☒ ☐ ☐ ☐ ☐ Distribution: Metal duct.
11. ☒ ☐ ☐ ☐ ☐ Circulator: Fan.
12. ☒ ☐ ☐ ☐ ☐ Draft Control: Automatic.
13. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Single wall to double wall. Exterior section of flue starting to rust and will need to be replaced in next 5 years.

Heating System (Continued)

14. ☒☐☐☐☐ Controls: Limit switch.
15. ☒☐☐☐☐ Thermostats: Programmable.
16. Tank Location: N/A
17. Suspected Asbestos: No

Plumbing

The plumbing systems of the house are visually inspected, all water faucets/hose bibs are engaged to test for hot/cold and pressure, drains are observed and if items of concern are found they are reported on.

A N P N I M D

1. ☒☐☐☐☐ Service Line: Copper.
2. ☒☐☐☐☐ Main Water Shutoff: Garage, N wall.
3. ☒☐☐☐☐ Water Lines: Copper.
4. ☒☐☐☐☐ Water Pressure: 80 psi.
5. ☐☐☐☒☐ Water Temperature: 130 Deg F. Water temperature is 130 deg F, should be lowered to 120 deg F to reduce the risk of scalding.
6. ☒☐☐☐☐ Drain Pipes: ABS. Recommend sewer scope inspection to verify condition of sewer line from house to street.
7. ☐☐☒☐☐ Service Caps: Not visible.
8. ☒☐☐☐☐ Vent Pipes: ABS.
9. ☐☐☐☒☐ Gas Service Lines: Black iron. No sediment traps installed at gas line connection points to gas appliances. Recommend qualified plumber evaluate and estimate cost of sediment leg install.

Garage. Water Heater

10. ☒☐☐☐☐ Water Heater Operation: Adequate. Water heater in second half of normal life span.
11. Manufacturer: Rheem.
12. Model Number: XG50T09HE40U0 Serial Number: M281717321
13. Type: Natural gas. Capacity: 50 Gal.
14. Approximate Age: 5-10 yrs. Area Served: Whole building.
15. ☒☐☐☐☐ Flue Pipe: Single wall to double wall.
16. ☒☐☐☐☐ TPRV and Drain Tube: Copper.
17. ☒☐☐☐☐ Expansion Tank: Present.

Bathroom

The bathroom(s) of the house are visually inspected, all water sources in bathroom are engaged to test for hot and cold and pressure. Moisture readings are taken in bath/shower surrounds an floor, electrical is tested. If items of concern are found they are reported on.

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 VAC. Outlet in bathroom are not GFCI protected, all bathroom outlets are to be GFCI protected.
Recommend a licensed electrician evaluate and estimate repairs.
7. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Composite and wood.
8. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded single bowl.
9. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Metal faucet with ABS trap. Flex type drain line should be replaced with solid type drain line to reduce risk for failure/leakage.
10. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Metal tub with tile surround. All tile should be sealed.
11. ☒ ☐ ☐ ☐ ☐ Toilets: American Standard.
12. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.
13. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan and window.

Primary bathroom. Bathroom

14. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
15. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
16. ☒ ☐ ☐ ☐ ☐ Floor: Tile. All tile should be sealed.
17. ☒ ☐ ☐ ☐ ☐ Doors: Hollow core.
18. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
19. ☒ ☐ ☐ ☐ ☐ Electrical: 120 GFCI.
20. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Composite and wood.
21. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded single bowl.
22. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Metal faucet with PVC trap. Flex type drain line should be replaced with solid type drain line to reduce risk for failure/leakage.
23. ☐ ☐ ☐ ☒ ☐ Shower/Surround: Fiberglass pan and tile surround. Weep holes at base of shower surround at junction with shower pan next to door have been sealed - they should be open to allow for potential water intrusion behind tile to drain.
Dead stop for shower valve is worn, when shower valve is turned off it can be turned past off and continue to drip. Dead stop should be replaced.

Bathroom (Continued)

Shower/Surround: (continued)

All tile should be sealed.

24. ☒ ☐ ☐ ☐ ☐ Toilets: Kohler.
25. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.
26. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan.

Basement. Bathroom

27. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
28. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
29. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl planking.
30. ☒ ☐ ☐ ☐ ☐ Doors: Wood.
31. ☒ ☐ ☐ ☐ ☐ Electrical: 120 GFCI.
32. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Pedestal.
33. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Metal faucet with PVC trap.
34. ☒ ☐ ☐ ☐ ☐ Shower/Surround: Fiberglass pan and tile surround. All tile should be sealed.
35. ☒ ☐ ☐ ☐ ☐ Toilets: Kohler.
36. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan.

Kitchen

The kitchen of the house is visually inspected, all appliances are tested and water temperature taken, if items of concern are found they are reported on.

A N P N I M D

First floor. Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: Whirlpool.
2. ☒ ☐ ☐ ☐ ☐ Ventilator: Kitchenaid.
3. ☒ ☐ ☐ ☐ ☐ Disposal: In-Sinkerator.
4. ☒ ☐ ☐ ☐ ☐ Dishwasher: Kitchenaid.
5. Air Gap Present? ☐ Yes ☒ No No air gap or high loop installed in dishwasher drain. Dishwasher drain needs air gap or high loop installed to prevent sink water from back feeding into dishwasher (health).
6. ☒ ☐ ☐ ☐ ☐ Refrigerator: LG.
7. ☒ ☐ ☐ ☐ ☐ Wine Fridge: Kalamera.
8. ☒ ☐ ☐ ☐ ☐ Microwave: Kitchenaid.
9. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel.
10. ☐ ☐ ☐ ☒ ☐ Electrical: 120 VAC. Outlets in kitchen are not GFCI protected, all kitchen outlets are to be GFCI protected.
Recommend a licensed electrician evaluate and estimate repairs.

Kitchen (Continued)

11. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: Metal fixture/ABS drain lines.
12. ☒ ☐ ☐ ☐ ☐ Counter Tops: Stone.
13. ☒ ☐ ☐ ☐ ☐ Cabinets: Wood.
14. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
15. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
16. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood.
17. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.

Bedroom

The interior of the house is visually inspected, all accessible plugs are tested, windows and doors opened/closed, heat registers checked and if items of concern are found they are reported on.

A NPNI M D

W bedroom. Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Double wide.
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
3. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
4. ☒ ☐ ☐ ☐ ☐ Floor: Carpet.
5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow core.
6. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
7. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.
9. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated.

SW bedroom. Bedroom

10. ☐ ☐ ☐ ☒ ☐ Closet: Double wide. Doors missing.
11. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
12. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
13. ☒ ☐ ☐ ☐ ☐ Floor: Carpet.
14. ☒ ☐ ☐ ☐ ☐ Doors: Hollow core.
15. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
16. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
17. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.
18. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated.

Bedroom (Continued)

Primary bedroom. Bedroom

19. ☒ ☐ ☐ ☐ ☐ Closet: Double wide. Floor guides for doors are not installed.
20. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
21. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
22. ☒ ☐ ☐ ☐ ☐ Floor: Carpet.
23. ☒ ☐ ☐ ☐ ☐ Doors: Hollow core, Wood slider.
24. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
25. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.
26. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated.

Basement. Bedroom

27. ☒ ☐ ☐ ☐ ☐ Closet: Double wide.
28. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
29. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
30. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl planking.
31. ☒ ☐ ☐ ☐ ☐ Doors: Wood, Wood slider.
32. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
33. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.
34. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated.

Living Space

The interior of the house is visually inspected, all accessible plugs are tested, windows and doors opened/closed, heat registers checked and if items of concern are found they are reported on.

A N P N I M D

Entryway and halls. Living Space

1. ☒ ☐ ☐ ☐ ☐ Closet: Double wide, Single, Storage.
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
3. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
4. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood, Tile, Vinyl planking. All tile should be sealed.
5. ☒ ☐ ☐ ☐ ☐ Doors: Fiberglass.
6. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
7. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting.
8. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated.

Living Space (Continued)

Living room. Living Space

9. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
10. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
11. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood.
12. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
13. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC. SE outlet controlled by light switch.
14. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.
15. ☒ ☐ ☐ ☐ ☐ Air Conditioner: Westinghouse.

Dining room. Living Space

16. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
17. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
18. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood.
19. ☒ ☐ ☐ ☐ ☐ Doors: Wood slider.
20. ☒ ☐ ☐ ☐ ☐ Electrical: 120 VAC.
21. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.

Family room. Living Space

22. ☒ ☐ ☐ ☐ ☐ Beverage Fridge: Edgestar.
23. ☒ ☐ ☐ ☐ ☐ Counter/Cabinets: Composite/Wood.
24. ☒ ☐ ☐ ☐ ☐ Sink: Composite.
25. ☒ ☐ ☐ ☐ ☐ Microwave: Frigidaire.
26. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
27. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
28. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl planking.
29. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
30. ☐ ☐ ☐ ☒ ☐ Electrical: 120 VAC. Outlets within 6' of sink need to be GFCI protected.
Recommend a licensed electrician evaluate and estimate repairs.
31. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register.
32. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated.

Laundry Room/Area

The laundry room of the house is visually inspected, all accessible plugs are tested, windows and doors opened/closed, heat registers checked, washer/dryer ran (if present) and if items of concern are found they are reported on.

A NPNI M D

Basement. Laundry Room/Area

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint.
2. ☒ ☐ ☐ ☐ ☐ Walls: Paint.
3. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl tiles.
4. ☒ ☐ ☐ ☐ ☐ Doors: Wood.
5. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl frame.
6. ☐ ☐ ☐ ☒ ☐ Electrical: 120 VAC. Outlets within 6' of laundry room sink need to be GFCI protected.
Recommend a licensed electrician evaluate and estimate repairs.
7. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated.
8. ☒ ☐ ☐ ☐ ☐ Laundry Tub: Stainless steel.
9. ☒ ☐ ☐ ☐ ☐ Counter/Cabinets: Composite and wood.
10. ☒ ☐ ☐ ☐ ☐ Laundry Tub Drain: PVC.
11. ☒ ☐ ☐ ☐ ☐ Washer/Dryer: LG.
12. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Ball valves.
13. ☒ ☐ ☐ ☐ ☐ 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.
14. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Rigid metal. Recommend yearly cleaning of dryer vent.
15. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain.

Final Comments

All items that are marked marginal or defective should, at the very least, have a contractor that is qualified in that field evaluate the marginal or defective item and estimate costs of corrections needed so that costs are known prior to the purchase/sell of the property in question.

This home inspection report is prepared exclusively for the client identified in the client information line found in the general information.

A home inspection is a snap shot of the house at the time of the inspection. As time continues forward other issues will occur to the house that may have not been present at time of the inspection.

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. **Driveway:** Asphalt. Moderate cracks with moderate settling.
2. **Steps/Stoops:** Concrete, Wood. No graspable handrails present on front yard access steps (safety).
3. **Deck:** Treated wood. Flashing not installed at house/deck junction, higher potential of moisture intrusion at deck attachment points.
Recommend qualified contractor evaluate and estimate repairs.
4. **Balcony:** Treated wood. Balcony installed to cantilever of house, vertical load of balcony needs to be supported by additional support system under the balcony/cantilever connection, attachment to cantilever with no additional support has a higher risk of balcony shearing from house.
No flashing at balcony/house junction, higher potential for rot to occur between balcony and siding.
Recommend installing balcony tie back rods.
Recommend qualified contractor evaluate and estimate repairs.
5. **Swale:** Flat or negative slope. NE side of property directs water run off towards house.
Additional drainage may be required if water issues are found to occur in basement area.
6. **Retaining Walls:** Stone, Wood. Rot occurring in lower S wood retaining wall system.
Recommend qualified contractor evaluate and estimate repairs.

Exterior

7. **Whole structure. Exterior Surface Type:** Cedar lap siding, Concrete based siding. No head flashing over S window. All horizontal penetrations through concrete siding need to have head flashing installed with a 1/4" gap over the head flashing to allow for water drainage if water were to get behind siding system.
No flashing at concrete lap siding butt joints, standard application for age of house, caulking will need to be maintained.
Caulking cracked at some butt joints, needs to be resealed.
Minor rot in lower NW siding where in contact with soil, soil needs to be removed.
Minor paint peeling on upper W siding at connection to garage.
Recommend qualified contractor evaluate and estimate repairs.
8. **Exterior Electric Outlets:** 120 GFCI. Deck outlet is not GFCI protected, all exterior outlets should be GFCI protected.
Recommend qualified electrician evaluate and estimate repairs.
9. **Hose Bibs:** Gate. Vacuum breaker not installed on E hose bib, should be installed to prevent back flow.

Garage/Carport

10. **Attached. Garage Ceiling:** Fire taped. All open gaps and holes in garage ceiling need to be sealed against fire intrusion.
Small hole in W garage ceiling.
11. **Attached. Garage Walls:** Fire taped. Wall adjoining house in garage attic needs to be sealed against fire intrusion.
Recommend a qualified contractor evaluate and estimate repairs.

Marginal Summary (Continued)

12. **Attached. Garage Floor/Foundation:** Poured concrete, Asphalt. Heavy crack with minor settling in SW section of floor. Crack indicates past settling, crack has been patched.
13. **Attached. Garage Safety Barrier:** Not installed. Safety barrier needs to be installed in front of gas appliances to prevent potential auto impact into gas supply lines.
Recommend qualified contractor evaluate and estimate cost of installing safety barrier.
14. **Attached. Garage Electrical:** 120 VAC, 120 GFCI. E outlet in garage is not GFCI protected, all garage outlets are to be GFCI protected.
Recommend a licensed electrician evaluate and estimate repairs.

Electrical

15. **Ground:** Plumbing and rod in ground. No plumbing bond to gas line.
No plumbing ground within 5' of water main entrance.
Evaluation by a licensed electrician is recommended to estimate cost of bringing panel grounding up to current design.
16. **Family room, Secondary panel. Electric Panel Manufacturer:** Square D. Electric panel is not installed flush with sheet rock causing a gap between the breakers and the panel cover. Electric panel needs to be adjusted so that there is no gap between the breakers and panel to prevent accidental access.
Evaluation by a licensed electrician is recommended.

Structure

17. **Stairs/Handrails:** Carpet/wood. No continuous graspable handrail installed (safety).

Attic

18. **Main attic. Attic Access:** Primary bedroom. 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.
Test popcorn ceiling texture for asbestos prior to working with, altering or removing popcorn texture. If asbestos is present in popcorn ceiling material it is a product that is harmful if inhaled.
19. **Main attic. Attic Sheathing:** OSB sheathing. Appearance of possible light vegetative haze on sections of original skip sheathing material.
Recommend qualified mold remediation company evaluate and estimate remediation.
20. **Main attic. Attic Ventilation:** Ridge vents, Soffit vents. Type of ridge vent installed, internally baffled, has been shown in testing to have a reduced air flow potential, recommend updating to externally baffled design to increase air exchange within attic area to reduce potential for vegetative haze to occur.
21. **Main attic. Attic Wiring/Lighting:** NM sheathed. Exposed wire splices at bathroom fans need to be in junction boxes.
Evaluation by a licensed electrician is recommended.
22. **Main attic. Attic Bathroom Fan Venting:** Flex duct. Bathroom fan vents exhaust near soffit vents, need to be sealed to exterior.
Recommend qualified contractor evaluate and estimate repairs.

Marginal Summary (Continued)

Heating System

23. **Garage. Heating System Heating System Operation:** Functional at time of inspection. No evidence of regular servicing.
Lack of consistent service leads to higher chance of early failure of unit.
Recommend a qualified HVAC contractor service and evaluate heating system.
Recommend following manufacturer service schedule.
24. **Garage. Heating System Blower Fan/Filter:** Direct drive with disposable filter. Filter is dirty, needs to be changed.

Plumbing

25. **Water Temperature:** 130 Deg F. Water temperature is 130 deg F, should be lowered to 120 deg F to reduce the risk of scalding.
26. **Gas Service Lines:** Black iron. No sediment traps installed at gas line connection points to gas appliances.
Recommend qualified plumber evaluate and estimate cost of sediment leg install.

Bathroom

27. **First floor hall. Bathroom Electrical:** 120 VAC. Outlet in bathroom are not GFCI protected, all bathroom outlets are to be GFCI protected.
Recommend a licensed electrician evaluate and estimate repairs.
28. **Primary bathroom. Bathroom Shower/Surround:** Fiberglass pan and tile surround. Weep holes at base of shower surround at junction with shower pan next to door have been sealed - they should be open to allow for potential water intrusion behind tile to drain.
Dead stop for shower valve is worn, when shower valve is turned off it can be turned past off and continue to drip. Dead stop should be replaced.
All tile should be sealed.

Kitchen

29. **First floor. Kitchen Electrical:** 120 VAC. Outlets in kitchen are not GFCI protected, all kitchen outlets are to be GFCI protected.
Recommend a licensed electrician evaluate and estimate repairs.

Bedroom

30. **SW bedroom. Bedroom Closet:** Double wide. Doors missing.

Living Space

31. **Family room. Living Space Electrical:** 120 VAC. Outlets within 6' of sink need to be GFCI protected.
Recommend a licensed electrician evaluate and estimate repairs.

Laundry Room/Area

32. **Basement. Laundry Room/Area Electrical:** 120 VAC. Outlets within 6' of laundry room sink need to be GFCI protected.
Recommend a licensed electrician evaluate and estimate repairs.

Defective Summary

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Roof

1. N chimney. Chimney Chimney: Wood framed, metal pipe. High moisture reading in house siding underneath chimney and in soffit of chimney, indicates water intrusion into chimney body, hidden conditions may be present. Possible source point is cracked weather seal at chimney pipe connection to chimney crown.
Minor rot in upper trim of chimney.
Weather seal cracked around flue cap.
A qualified contractor is recommended to evaluate and estimate repairs.