



Inspection Report

Martin Wise

Property Address:
25329 145th Pl SE
Kent WA 98042



Sound Home Inspections Inc.

John McNeill
2620 Bellevue Way NE #114
Bellevue, WA 98004

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Date: 4/8/2018	Time: 10:40 AM	Report ID: 10720AQ030
Property: 25329 145th Pl SE Kent WA 98042	Customer: Martin Wise	Real Estate Professional: Aaron Hendon Keller Williams

Thank you for choosing Sound Home Inspections. Every effort was made to provide you with a thorough, high quality inspection, hoping that the information in this report proves to be valuable. If for any reason you are unsatisfied with this report, or have questions after reviewing it, please do not hesitate to call. If you are satisfied with the service you have received, please recommend Sound Home Inspections Inc. to your friends and family. **A referral is the greatest compliment we could ever receive.**

This inspection report reflects the visual conditions of the property at the time of the inspection. We evaluate the condition of only those items, concerning the building and its site that are mentioned in the report. The statements and conclusions are made only about what is visible, and about spot checks of the various items mentioned in the report at the time of the inspection.

A real estate inspection is a survey of the basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide you, the Client, with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions are only included for your information and are not exhaustive. All conditions are difficult or impossible to inspect; due to their nature and location, which can be concealed, camouflaged, hidden or invisible, and are excluded from this report. You should not assume an item not mentioned in the report is satisfactory, acceptable, or in working order. Do not consider this report to be a warranty or guarantee of any kind. All statements regarding our observations are based on our experiences and best opinions.

It is our goal to provide you knowledge about the property, assisting you in making objective opinions of its condition. This report is general in nature, intended only as a partial guide for you, our client, in making your own evaluation of the overall condition of the property.

The report lists findings that, in accordance with the International Association of Certified Home Inspectors Standards of Practice, should be addressed. Please read the report thoroughly so that you can address any issues you feel necessary. We recommend that further evaluation of such items and cost estimates be conducted prior to close by a [qualified contractor](#).

This home is older than 40 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. This inspection looks for items that are not functioning as intended. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert in individual fields for any repairs or further inspection.

Sincerely,

John McNeill, DOL #934, WSDA SPI #86258
Sound Home Inspections Inc.
2620 Bellevue Way NE #114
Bellevue, WA 98004
206-963-0322

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs

associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Acceptable (A) = The item, component or unit was visually observed and (if no other comments were made) appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, component or unit was not inspect and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection and should be evaluated by appropriate trade professionals. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Safety (S) = The item, component or unit is considered to be harmful or dangerous to its occupants, due to its presence or absence in the structure. Items should be evaluated by appropriate trade professionals.

Maintenance (M) = The item, component or unit is considered normal or routine in maintaining a home. Suggestions are made to improve the overall appearance and function of the home and its systems.

Conducive Conditions for Pests (CC) = The item, component or unit could contribute to the presence of wood destroying organisms or there is evidence of wood destroying organisms at the time of the inspection. Further evaluation by a qualified Pest Control Operator is recommended.

Minimum Property Standards (MPS) = The item, component or unit is required to be repaired, upgraded, or replaced in order to satisfy the H.U.D.-established minimum property guidelines as set forth in all the H.U.D. Handbooks and Guidelines pertinent to the 203k program.

Type of Inspection: Pre-Listing Inspection	Type of building: Single Family (2 story)	Weather: Clear
Ground/Soil surface condition: Damp	Temperature: 56	Age of building: 1978
Entrance Faces: East	Remodeling/Additions: No	Permits Obtained: N/A
Disclosure Form 17: None observed	Occupied: No	Tanks/Pumps: No evidence of a tank/pump
In Attendance: Real Estate Agent	Garage/Carport: 2-Car Garage (attached)	Utilities On?: Yes

1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. Atmospheric conditions and lighting variations often do not permit detection of leakage of dual pane window seals. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

A= Acceptable, NI= Not Inspected, RR= Repair or Replace, S= Safety, MM= Minor Maintenance, CC= Conducive Conditions, MPS= Minimum Property Standards

ANIRRSMMCCMPS Items

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1.0 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS, FENCE AND RETAINING WALLS

Driveway: Concrete

Comments:

- (1) There are components of the new fence that are not pressure treated material. These components will be subjected to deterioration much faster than if they were construction properly with pressure-treated lumber. This is for your information.
- (2) The patio below the deck at the rear of the building has a negative grade which could allow water to run towards the sliding glass door. It is possible that water intrusion into the house can occur in this area. Generally, all landscaping, patios and other grading should drain water away from the building. This is for your information.
- (3) The wood retaining wall is deteriorated in areas. The deterioration will continue without repair. I recommend repair or replacement, ideally with non-organic material such as concrete landscape blocks. A qualified person should perform this repair.

ANIRRSMMCCMPS Items

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ANIRRS MMCC MPS Items

(4) Wood to soil contact (when deteriorated can lead to pests) at the front and left side (facing front) of the building. Soil separation of 4-6" is recommended to prevent deterioration.



1.0 Item 1(Picture) Example

+ (5) A rise/fall in the concrete in excess of 1" in height was observed at the front of the building. This is considered a trip hazard and should be repaired to prevent the possibility of personal injury.

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1.1 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Appurtenance: Porch, Deck, Patio

Extra Info : Pool

Comments:

(1) Much of the decking has been replaced with new material. It is not completely attached to the framing members. I recommend installing at least one fastener per joist and each deck board.

(2) The support post(s) on deck at the rear of the building are rusted and deteriorated at bottom of post. A repair or replacement is needed. A qualified contractor should perform the work.

(3) The stairs for the deck at the rear of the building are old and some of the treads feel unstable. The bottom tread is not the correct size. These stair treads will need to be replaced in the near future. This is for your information.

+ (4) The hand/guard rail for the deck sub-standard because it is not grippable. Grippable handrails must be 1 1/4"-2" circular cross section with a minimum of 1 1/2" space between the handrail and "wall". A fall or injury could occur if not corrected. A qualified person should repair as necessary.

+ (5) The hand/guard rail for the deck are spaced too far apart for safety. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. A qualified person should repair as necessary.

+ (6) No/Missing handrails (garden stairs). Recommend graspable handrail for 4 or more risers.

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1.2 WALL CLADDING, FLASHING, TRIM, EAVES, SOFFITS AND FASCIAS
Siding/Trim Material: Wood, T-111

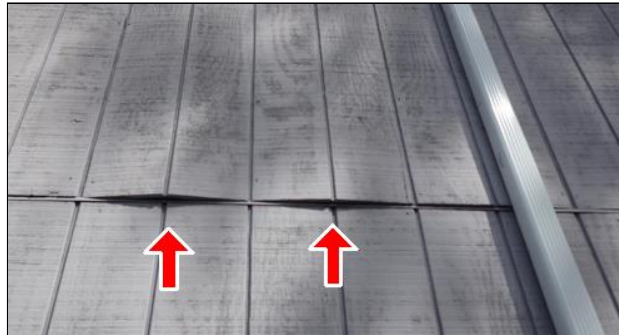
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ANIRRS MMCC MPS Items

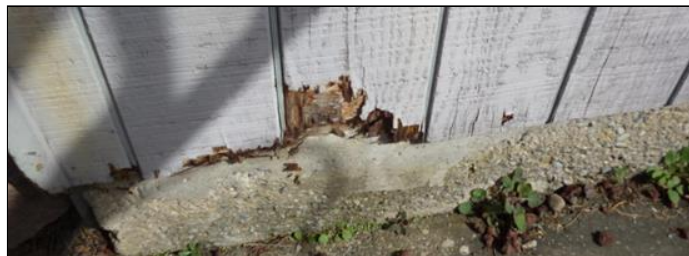
Comments:

- (1) Missing/Deteriorated caulking. Recommend repair to prevent moisture intrusion.
- (2) Protrusions/Holes should be caulked/sealed to prevent moisture intrusion. Recommend repair.
- (3) The T-111 siding is buckled in some areas. Re-nailing the siding will likely suffice for repairs. I recommend repair by a qualified person.



1.2 Item 1(Picture) Example

- 🔧 (4) The paint on much of the siding is old and is failing. The painting the house will help protect the siding from the elements. I recommend having a qualified painter perform this work.
- 🔧 (5) The siding is deteriorated on bottom edge along the front and left side (facing front) of the building. Because of the extent of deterioration it is possible for some framing to be deteriorated. A qualified person should repair or replace as needed.



1.2 Item 2(Picture) Example

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1.3 DOORS (Exterior)

Exterior Entry Doors: Steel, Aluminum sliding

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1.4 WINDOWS

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1.5 PLUMBING WATER FAUCETS (hose bibs)

Comments:

ANIRRS MMCC MPS Items

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ANIRRS MMCC MPS Items

(1) Water pressure tested at 105 psi on the rear of the building at the start of the inspection. Water pressure is recommended to be between 45-65 psi in most jurisdictions. Plumbing standards recommend installing/adjusting Pressure Regulator for water pressure in excess of 80 psi.



1.5 Item 1(Picture) Water pressure

(2) The knob for the hose bib is loose, and need securing to the shaft at the rear of the building. A qualified person should repair as necessary.

1.6 ELECTRICAL (Exterior)

Comments:

I did not find any outside outlets. A minimum of two receptacles are recommended at exterior (fore & aft) and they should be GFCI protected.

ANIRRS MMCC MPS Items

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommend that you obtain the services of a [qualified contractor](#) to provide you a cost estimate, and/or make all necessary repairs for all mentioned work orders outlined below. It is recommended that this information be obtained prior to commitment as items outlined in this report may have significant costs associated with their proper repair.

2. Garage/Carport

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ANIRRSMMCCMPS Items

2.0 GARAGE/CARPORT CEILINGS (INCLUDING FIREWALL SEPARATION)

Comments:

+ Recommend penetrations at firewall be filled. 5/8" wallboard is recommended for firewall between living spaces. Drywall should be mudded and tapped for added fire protection. Fire putty is recommended for protrusions extending into attic space. Check with local building codes for variations of requirements.

2.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments:

+ Recommend penetrations at firewall be filled. 5/8" wallboard is recommended for firewall between living spaces. Drywall should be mudded and tapped for added fire protection. Fire putty is recommended for protrusions extending into attic space. Check with local building codes for variations of requirements.



2.1 Item 1(Picture)
Example

2.2 GARAGE/CARPORT FLOOR

Comments:

Areas obscured by owners possessions.

2.3 OCCUPANT DOOR FROM GARAGE TO INSIDE BUILDING

ANIRRSMMCCMPS Items

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ANIRRS MMCCMPS Items

Comments:

+ Self-closing hinges are not operating properly. A self-closing hinge is a type of hinge designed to pull a door shut after it has been opened and released. Recommend repair.

2.4 GARAGE DOOR (S)

Garage Door Type: One automatic

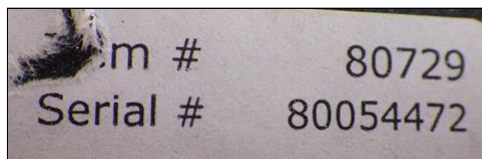
Garage Door Material: Metal, Insulated

2.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Auto-opener Manufacturer: MARANTEC

Comments:

Model/Serial numbers are supplied so that client can research any product recalls or defects. Recall information is not provided as a part of this inspection.



2.5 Item 1(Picture) Model/Serial #

2.6 GARAGE ELECTRICAL

Comments:

+ GFCI is inoperable or not present in the garage. Recommend replacement.

ANIRRS MMCCMPS Items

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3. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

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ANIRRSMMCCMPS Items

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3.0 ROOF COVERINGS

Viewed roof covering from: Walked roof
Roof Covering: Architectural Asphalt/Fiberglass Shingles
Approximate age: 10 - 15 yrs

Comments:

- (1) Areas of moss/debris (minor). Debris at roof should be removed to allow for proper drainage and extend life of roofing material.
- (2) The roofing material for the pool shed is the incorrect material for the slope of the roof. This material is also worn and while it could last one or two more years, provisions to replace the pool shed roof should be made. I recommend evaluation for cost of roof replacement be made with a qualified contractor

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3.1 FLASHINGS

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3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Chimney (exterior): Brick
Sky Light(s): None

Comments:

- (1) Rain/Spark cap missing. The number one cause of damage to chimneys is rain and weather. Rain is absorbed into the bricks and mortar, then weather changes cause expansion and contraction which deteriorates the masonry.
- (2) The antenna attached to the brick chimney should be removed to prevent damage to the chimney chase. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

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ANIRRS MMCC MPS Items

(3) The B-vent for the gas appliances is rusted above the roof line. Replacement of the exterior portion of this will be necessary as point in the future. This is for your information.



3.2 Item 1(Picture)
Example

3.3 ROOF VENTILATION

Roof Ventilation: Gable vents, Soffit Vents, Roof vents

Comments:

This screen that is installed in lieu of a wood bird blocks for the soffet ventilation has holes that are large enough for bees, birds or other vermin to enter the attic space. I recommend installing a more substantial screen to eliminate any opening is large enough for pests enter the attic space.

3.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Comments:

(1) Downspouts are not properly extended to move water away from the foundation. Recommend installation of proper extensions/splash blocks to discharge water away from foundation a minimum of 5' in most cases. Water pooling at areas close to the foundation may cause water intrusion of the structure and damage to the foundation wall.

(2) The downspout drain at the left side facing front of the building drains water onto the siding. The siding is beginning to deteriorate because of the increased water exposure. I recommend relocating the downspout to properly drain the water away from the house.

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ANIRRS MMCC MPS Items

3.5 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Roof-Type: Gable

Attic info: Scuttle hole

Method used to observe attic: Crawled

Roof Structure: Engineered wood trusses

Comments:

There are nests and other debris from birds in the attic space at the front of the building. The ventilation screens have been repaired and there is not an ongoing problem with birds enter the attic. I recommend cleaning the debris into the attic from animals.

3.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments:

(1) The ventilation fan ducts are not insulated in unconditioned spaces. Warm, moist air can condense in the ducts during cold weather and puddle in the duct or drip towards the ventilation fan. I recommend a qualified person insulate all fan and dryer ducts in unconditioned spaces.

(2) The ventilation fan for the master bath improperly vents into attic and may cause moisture damage to the insulation/framing. Recommend repair.

3.7 INSULATION IN ATTIC

Attic Insulation: Blown, Fiberglass, R-19

Comments:

The insulation been moved around and is not covering area evenly in the attic. Heat loss can occur more on this home than one that is properly insulated. A qualified person should repair or replace as needed.

3.8 VISIBLE ELECTRIC WIRING

ANIRRS MMCC MPS Items

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection. Due to current weather conditions we may be unable to determine whether there is a current leak. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that [qualified contractors](#) be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and arc fault circuit interrupters. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring (110/120). The home inspector shall report on presence or absence of smoke detectors. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

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ANIRRSMMCCMPS Items

4.0 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments:

The electrical meter is located at the right side (facing front) of the building. The main panel box is located at the downstairs living room . The main disconnect is located at the panel.



4.0 Item 1(Picture)
Electrical Meter



4.0 Item 2(Picture)
Electrical panel

4.1 SERVICE ENTRANCE CONDUCTORS

Electrical Service Conductors: 220 volts, Aluminum, Below ground

4.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

ANIRRSMMCCMPS Items

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ANIRRS MMCC MPS Items

Panel capacity: 200 AMP

Panel Type: Circuit breakers, Split-bus

Electric Panel Manufacturer: GENERAL ELECTRIC

Comments:

(1) Split-bus panels are typically main panels found in older homes. Split-bus panel boards have 1 to 6 two-pole mains in the top section with one of the mains used to supply the bottom section of the panel board. The bottom section of the panel board is used for the lighting and receptacle outlet loads.

(2) I could not locate the grounding electrode conductor. The ground wire may not be present or could be hidden from view by construction materials. I recommend an electrical contractor verify or install a ground wire.

+ (3) The latch for the electrical panel cover is missing. This is a safety item. I recommend repair to ensure the electrical panel cover stays closed at all times. A qualified person should perform this repair

+ (4) The problem(s) discovered in the panel such as AFCI and GFCI protection missing at recommended circuits and any other problems that an electrical contractor may discover while performing repairs need correcting. This is common for the age of the building. I recommend a licensed electrical contractor inspect further and correct as needed.

+ (5) Improper neutral terminations. Neutral and ground wire are sharing the same terminals. Multiple neutrals under one terminal. Recommend one neutral per terminal. There are too many ground wires sharing one terminal. Recommend further evaluation by a qualified electrician.

+ (6) I could not locate the bond wire. Bonding jumpers are wires or other metal that connect pieces of equipment to prevent any possible voltage potential between them. This is a safety issue and needs to be repaired. Recommend further evaluation by a qualified electrician.



4.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Branch wire 15 and 20 AMP: Copper

Wiring Methods: Non-metallic sheathed cable

Comments:

+ Lockout protection is missing at appropriate breakers. Recommend repair as necessary.



4.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments:

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ANIRRS MMCC MPS Items

See individual areas for necessary repairs/maintenance.

Vacuum systems and any other low voltage systems (sprinklers, security, etc.) are not inspected.

4.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

4.6 OPERATION OF GFCI (GROUND and ARC FAULT CIRCUIT INTERRUPTERS)

Comments:

We recommend that you test the GFCI receptacles and AFCI breakers every 6 months for proper operation.

4.7 SMOKE DETECTORS

Comments:

+ Recommend adding/updating Smoke alarms to all bedrooms and hallways. The smoke detector needs locating at least 4 inches from ceiling/wall junction and no further than 12 inches away. The smoke detectors should be tested upon moving in to home. Smoke detectors should be updated a minimum of every 10 years.

4.8 CARBON MONOXIDE DETECTORS

Comments:

+ Recommend adding Carbon Monoxide monitors at all levels of the building. Washington State law requires carbon monoxide alarms to be installed in most residences by April 1, 2012. For more information on the new amendments to the Building Code, Residential Code, and Fire Code requiring installation of carbon monoxide alarms, see the [State Building Code Council's Carbon Monoxide Alarm page](#).

ANIRRS MMCC MPS Items

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Smoke detectors are recommended to be located in each Bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufacturers guidelines or every ten years. Older buildings are typically not equipped with GFCI's but retrofitting is recommended. Recommend grounded and GFCI protected outlets be installed at all Exterior, Kitchen, Wet Bar, Garage and Unfinished Basement outlet locations. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that [qualified contractors](#) be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Approximately 100-200 gallons of water (depending on size of building) was pushed through sewer drain lines to verify functional drainage of public sewer or septic system. Due to the fact that sewer lines are hidden from view, a sewer scope of line is recommended to verify that no damage has been caused by natural or unnatural factors.

A= Acceptable, NI= Not Inspected, RR= Repair or Replace, S= Safety, MM= Minor Maintenance, CC= Conducive Conditions, MPS= Minimum Property Standards

ANIRRSMMCCMPS Items

5.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments:

The water meter was not located. The main shut off is the red and white knob located in the garage. This is for your information.



5.0 Item 1(Picture) Water shutoff

5.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS
Plumbing Waste Line: ABS

5.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES
Water Source: Public
Plumbing Water Supply (into the building/unit): Copper
Plumbing Water Distribution (inside the building/unit): Copper

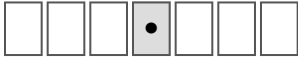
ANIRRSMMCCMPS Items

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ANIRRS MMCC MPS Items

Comments:

Plumbing lines are not insulated in unconditioned areas.



5.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Water Heater Location: Garage

Water Heater Manufacturer: RUUD

Age (approximate): New - 5 yrs

Extra Info : 2017

Water Heater Capacity: 50 Gallon (3-4 bedrooms)

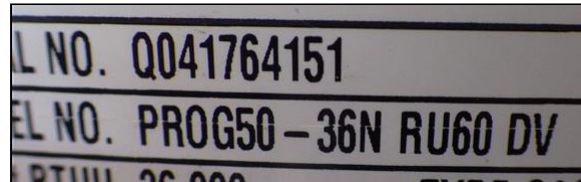
Water Heater Power Source: Gas (quick recovery)

Comments:

(1) The water heater is located in the garage. Model/Serial #'s are provided if accessible/legible and for your information only. Recommend installing water alarm at base of water heater.



5.3 Item 1(Picture) Water heater



5.3 Item 2(Picture) Model/Serial #

(2) Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code may require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters such as yours. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed.

ANIRRS MMCC MPS Items

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ANIRRS MMCC MPS Items

+ (3) The water temperature measured 129 degrees Fahrenheit at the master bath sink and this is considered too high. The Washington State Standards of Practice for Home Inspectors & Inspections states that the generally accepted safe water temperature is 120 degrees F.

According to the US Department of Energy, a temperature of 120 degrees at the tap is adequate for most household chores with a minimal danger of scalding and maximal energy efficiency. A water temperature exceeding this poses a serious burn risk, particularly to children. In fact, at 125 F, if a child puts his or her hand in the water continuously for two minutes, he or she may get a second degree burn. With a water temperature of 120 F, a child would have to run water over the same place for ten minutes in order to receive a severe burn, according to some pediatricians.

Temperature & Exposure Time = Bad Burn

150 F - 2 seconds

140 F - 6 seconds

125 F - 2 minutes

120 F - 10 minutes

NOTE: Tank temperatures should be no less than 130 degrees F to prevent bacterial growth, such as Legionnaires disease. The temperature of the water at the water heater will generally be higher than the temperature coming out of the tap.



5.3 Item 3(Picture) Water temperature

5.4 MAIN FUEL SHUT OFF (Describe Location)

Comments:

ANIRRS MMCC MPS Items

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ANIRRS MMCC MPS Items

The main fuel shut off is at gas meter at the left side (facing front) of the building. Recommend hanging a wrench or discussing with neighbors an emergency action plan.



5.4 Item 1(Picture) Gas Meter

5.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

ANIRRS MMCC MPS Items

A= Acceptable, NI= Not Inspected, RR= Repair or Replace, S= Safety, MM= Minor Maintenance, CC= Conducive Conditions, MPS= Minimum Property Standards

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Galvanized lines will eventually corrode and need to be replaced. There is no way to determine the amount of time this corrosion process will take. We recommend that considerations be made with the understanding that galvanized pipe will need repair/replacement at some point. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that [qualified contractors](#) be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

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ANI RRS MM CC MPS Items

6.0 HEATING EQUIPMENT

Heat Type: Forced Air

Hourly Input Rating (approximate): 75,000 BTU/HR

Heat System Brand: HEIL

Age (approximate): 15 yrs - 20 yrs

Extra Info : 2001

Energy Source: Gas

Comments:

ANI RRS MM CC MPS Items

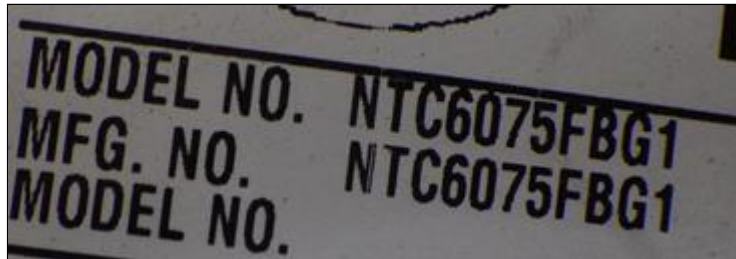
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ANIRRS MMCCMPS Items

(1) The furnace is located in the garage. Model/Serial numbers are supplied so that client can research any product recalls or defects. Recall information is not provided as a part of this inspection. Recommend servicing gas appliances a minimum of every 2 years or per manufacturers recommendations. Recommend installing water alarm at base of high efficiency furnaces.



6.0 Item 1(Picture) Air Handler



6.0 Item 2(Picture) Model/Serial #



6.0 Item 3(Picture) Model/Serial #

ANIRRS MMCCMPS Items

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ANIRRS MMCC MPS Items

(2) Service record indicates last service in 2012. Recommend servicing by a qualified HVAC technician and following any recommended remedies. Recommend servicing gas appliances a minimum of every year or per manufacture recommendations.

6.1 NORMAL OPERATING CONTROLS

6.2 AUTOMATIC SAFETY CONTROLS

6.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Distribution: Non-insulated, Metal ducts

Filter Type: Disposable, Cartridge

Comments:

(1) Recommend filters be changed/cleaned every 3 months during heating season. Recommend cleaning ducts every 3-5 years.

(2) There does not appear to be a properly constructed location to install the filter. Currently, the filter is installed by attempting to death8 in place at the cold air return. Duct tape has failed which has made the filter ineffective. I recommend further evaluation by a qualified HVAC contractor.

6.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments:

The liners for furnace or fireplaces were not inspected by our company.

6.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

6.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)
Types of Fireplaces: Solid Fuel, Vented gas logs

6.7 GAS/LP FIRELOGS AND FIREPLACES

Comments:

+ (1) There is a gas line that terminates in the firebox of the downstairs fireplace. There may have been a gas fireplace insert installed here at one time. I recommend not using this fireplace as a solid fuel burning fireplace with the gas line in its present location. This is for your information.

+ (2) There is no hearth for the fireplace in the lower level. If this fireplace is to be used as a solid fuel burning fireplace a properly constructed hearth will be necessary. This is for your information.

6.8 SUSPECTED ASBESTOS

ANIRRS MMCC MPS Items

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ANI RRS MM CC MPS Items

Comments:

In a building of this age it is likely that materials such as insulation, vinyl floor coverings, textured ceilings, etc. contain asbestos. Lab testing of the suspected asbestos material is required to determine the presence of asbestos and is beyond the scope of this inspection.



6.9 VENTILATION

Comments:

There is no ventilation fan in the downstairs bathroom. Mechanical ventilation is recommended in bathrooms to reduce moisture in the house. A qualified contractor should install a bathroom ventilation fan that exhausts to the exterior.

ANI RRS MM CC MPS Items

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that [qualified contractors](#) be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

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ANIRRS MMCC MPS Items

7.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Foundation: Poured concrete

Method used to observe Crawlspace: No crawlspace

Comments:

- (1) The corner of the foundation located at the left side of the garage has concrete spalling. This does not appear to be a significant structural issue at this time. I recommend monitoring this area and repairing if necessary.
- (2) White efflorescence (powder substance) on the garage foundation wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



7.0 Item 1(Picture) Example

7.1 WALLS (Structural)

Wall Structure: 2 X 4 Wood

7.2 COLUMNS OR PIERS

Columns or Piers: Not visible

7.3 FLOORS (Structural)

Floor Structure: Not visible, Slab

ANIRRS MMCC MPS Items

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ANIRRS MMCC MPS Items

7.4 CEILINGS (Structural)

7.5 INSULATION UNDER FLOOR SYSTEM
Floor System Insulation: Not visible

7.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

7.7 VENTILATION OF FOUNDATION AREA (crawlspce or basement)

ANIRRS MMCC MPS Items

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Kitchen(s), Bathroom(s) and Appliance(s)

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

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ANIRRSMMCCMPS Items

8.0 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Cabinetry: Veneer, Particle Board

Countertop: Formica

Comments:

Cabinets are old and have chips in the surface and other physical damage. There is at least one drawer that does not operate properly as the drawer guides are damaged. While the cabinets are generally functional, it will likely be desirable to replace the cabinets to improve the cosmetics of the kitchen. This is for your information.

8.1 PLUMBING DRAIN AND VENT SYSTEMS

Comments:

- (1) Tub drain is slow or clogged at master bath. A qualified person should repair as necessary
- (2) The waste line has an improper connection or repair and is has not been properly pitched at the Kitchen sink. This is not considered up to today's standard. Recommend further evaluation and estimate by qualified plumber.
- (3) Sink drain leaks at hall bath. A qualified licensed plumber should repair or correct as needed

8.2 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Comments:

- (1) The sink is missing the drain stopper at the half bath. This is for your information. I recommend repair as desired.
- (2) The bathtub valve is missing part of the trim kit in the hall bathroom. Water intrusion can take place around the tub valve in its current condition. I recommend repair by a qualified plumber.

8.3 OUTLETS WALL SWITCHES and FIXTURES (REPRESENTATIVE NUMBER)

Comments:

- (1) There is no electrical receptacle in the downstairs powder room. This is for your information.

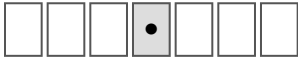
ANIRRSMMCCMPS Items

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ANIRRS MMCC MPS Items

⊕ (2) GFCI is inoperable or not present in the kitchen . Recommend replacement.

⊕ (3) GFCI is inoperable or not present in the master bathroom. Recommend replacement.

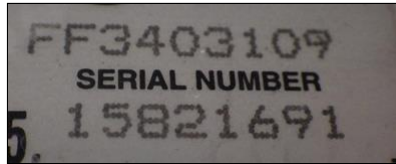


8.4 DISHWASHER

Dishwasher Brand: KENMORE

Comments:

(1) Model/Serial numbers are supplied so that client can research any product recalls or defects. Recall information is not provided as a part of this inspection.



8.4 Item 1(Picture) Model/Serial #

⊕ (2) The dishwasher is missing air gap. I recommend repair.

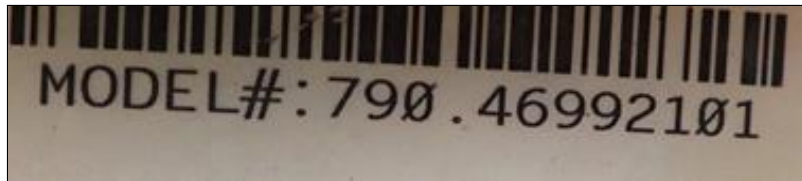


8.5 RANGES/OVENS/COOKTOPS

Range/Oven/Cooktops: KENMORE

Comments:

(1) Model/Serial numbers are supplied so that client can research any product recalls or defects. Recall information is not provided as a part of this inspection.



8.5 Item 1(Picture) Model/Serial #



8.5 Item 2(Picture) Model/Serial #

ANIRRS MMCC MPS Items

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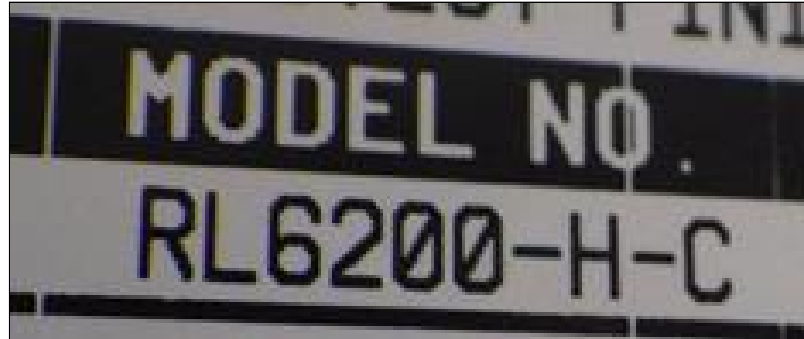
ANIRRS MMCC MPS Items

+ (2) The interior glass for the oven door is broken. This is a safety item. I recommend repair which may involve replacing the oven door.

8.6 RANGE HOOD

Comments:

Model/Serial numbers are supplied so that client can research any product recalls or defects. Recall information is not provided as a part of this inspection.



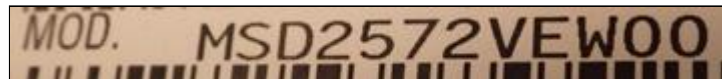
8.6 Item 1(Picture) Model/Serial #

8.7 REFRIGERATOR

Refrigerator: MAYTAG

Comments:

Model/Serial numbers are supplied so that client can research any product recalls or defects. Recall information is not provided as a part of this inspection.



8.7 Item 1(Picture) Model/Serial #



8.7 Item 2(Picture) Model/Serial #

8.8 FOOD WASTE DISPOSER

ANIRRS MMCC MPS Items

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ANIRRS MMCC MPS Items

Disposer Brand: BADGER

Comments:

Model/Serial numbers are supplied so that client can research any product recalls or defects. Recall information is not provided as a part of this inspection.



8.8 Item 1(Picture) Model/
Serial #



8.9 WASHER AND SUPPLY/DRAIN

Comments:

(1) Recommend installation of burst-proof stainless steel braided hoses. Hoses should be changed every 3-5 years. Recommend installing water alarm at laundry floor and installation of a drain pan that drains to the exterior.

(2) Owners possessions occupied the washer and I was unable to operate the unit at the time of the inspection.



8.10 CLOTHES DRYER AND VENT PIPING

Clothes Dryer Vent Material: Flexible Metal, Metal

Dryer Power Source: 220 Electric

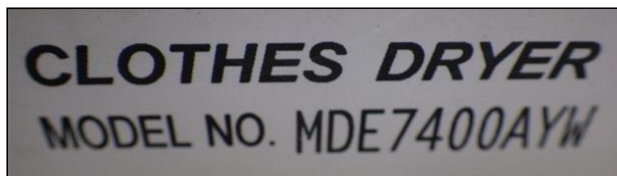
Comments:

ANIRRS MMCC MPS Items

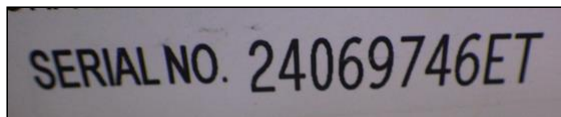
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ANIRRS MMCC MPS Items

(1) Model/Serial numbers are supplied so that client can research any product recalls or defects. Recall information is not provided as a part of this inspection.



8.10 Item 1(Picture) Model/Serial #



8.10 Item 2(Picture) Model/Serial #

(2) Recommend regularly cleaning dryer vent to prevent buildup of lint and potential fire hazard.

(3) The flexible dryer hose is disconnected from the metal duct and exhausts to the interior of the garage. This can greatly increase the amount of moisture to the interior of the house. I recommend connecting the dryer ducting to ensure they exhaust to the exterior.

ANIRRS MMCC MPS Items

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. General recommendations are made with regard to the laundry room to prevent potential damage from leaking. I recommend installing water alarm at laundry floor, and where possible consider installing a drain pan that drains to the exterior.

9. Interior Living Areas

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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ANIRRSMMCCMPS Items

9.0 CEILINGS

Ceiling Material(s): Sheetrock

9.1 WALLS

Wall Material: Sheetrock, Tile, Brick, Mirror, Fiberglass Tub/Shower Insert

Comments:

- (1) The mirror for the downstairs bathroom is not attached to the wall. The mirror is more susceptible to breaking when it is merely leaning against the wall on top of the vanity. I recommend properly securing the mirror to the wall.
- (2) Lead dust can form when lead-based paint is dry scraped, dry sanded, or heated. Dust also forms when painted surfaces are bumped or rubbed together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep or walk through it. Lead in soil and surfaces can be a hazard when children play in bare soil or when people bring soil into the house on their shoes or ingest otherwise. Contact the National Lead Information Center (NLIC) to find out about testing soil and surfaces for lead. Any home built prior to 1978 may have lead based paint. Further testing is necessary in order to determine and is NOT included as a part of this inspection.
- (3) There is physical damage to the walls and most of the rooms. It appears there are numerous drywall patches that are poorly done. Without proper texture that matches the existing wall surface these patches will always be visible. This is for your information.
- (4) The concrete foundation walls in the lower level family room are covered with carpeting. The preferred method in cases like this is to frame an additional interior wall, usually just higher than the foundation wall, which allows these areas to be insulated. This house will be less energy efficient than one that is properly insulated. This is for your information.

9.2 FLOORS

Floor Covering(s): Carpet, Vinyl

Comments:

ANIRRSMMCCMPS Items

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ANIRRS MMCC MPS Items

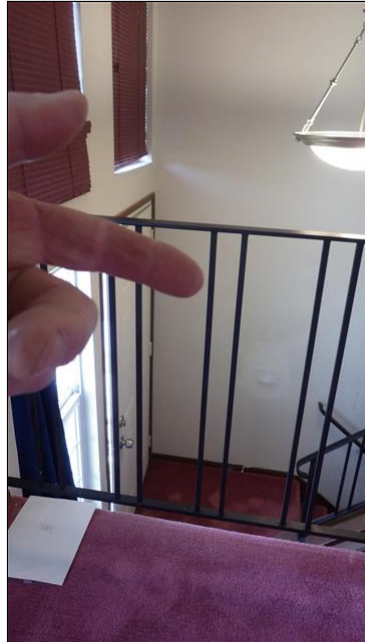
The carpeting in the house is old and has stains in many areas. It will likely be desirable to replace the carpet at some point in the near future. This is for your information.

□ □ □ ● □ □ □

9.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments:

+ A guardrail at the upper level for the stairway has openings that are greater than 4 inches. Openings that are greater than 4 inches can allow a child or pet to fall through. A fall or injury can occur if not repaired. I recommend repair by a qualified person.



9.3 Item 1(Picture)
Example

□ □ ● □ □ □ □

9.4 DOORS (REPRESENTATIVE NUMBER)

Interior Doors: Bi-Folding, Louvered, Bypass

Comments:

🔧 Several the interior doors have damage, such as veneers that are broken. The jamb and casing material is also old, worn and damaged in areas. Replacement of the doors and casing will likely be necessary to repair. This is for your information.

□ □ □ ● □ □ □

9.5 WINDOWS (REPRESENTATIVE NUMBER)

Window Types: Single-hung, Sliders, Thermal/Insulated, Dual pane, Vinyl, Metal

Comments:

ANIRRS MMCC MPS Items

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ANIRRS MMCC MPS Items

(1) Recommend egress ladder for all upper level bedrooms.

+ (2) Tempered glass is recommended at entry doors. Unable to locate safety glazing stamp. This is common for the age of the home.

□ □ □ ● □ □ □

9.6 OUTLETS SWITCHES AND FIXTURES (REPRESENTATIVE NUMBER)

Comments:

(1) The cover for the door bell is missing in the upstairs hallway. I recommend installing a cover over the doorbell transformer.

+ (2) Missing cover plates at junction boxes in the upstairs hallway ceiling. Recommend repair.

+ (3) At least one "three-prong" outlet is loose in wall in the master bedroom. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

+ (4) Several "three-prong" outlets are broken or damaged in most if not all rooms. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



9.6 Item 1(Picture)
Example

ANIRRS MMCC MPS Items

A= Acceptable, NI= Not Inspected, RR= Repair or Replace, S= Safety, MM= Minor Maintenance, CC= Conducive Conditions, MPS= Minimum Property Standards

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html

IN= Inspected, Yes= Yes, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, No= No

IN Yes NI NP RR No Items

10.0 OPERATIONAL CONDITION OF POOL

Style: In ground

Comments:

I did not inspect the swimming pools or its components. The pool liner looks to be in poor condition and it's likely the pool won't hold water without repair. This is for your information.

IN Yes NI NP RR No Items

IN= Inspected, Yes= Yes, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, No= No

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Repair or Replace Summary



Sound Home Inspections Inc.

**2620 Bellevue Way NE #114
Bellevue, WA 98004**

Customer
Martin Wise



Address
25329 145th Pl SE
Kent WA 98042

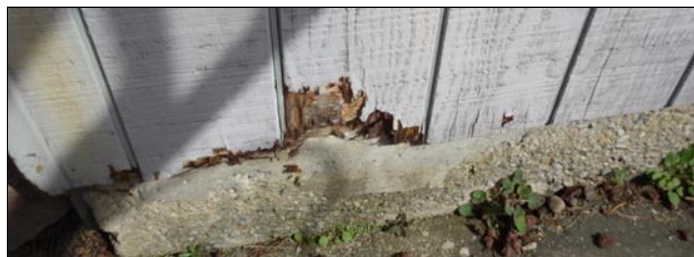
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1. Exterior

1.2 WALL CLADDING, FLASHING, TRIM, EAVES, SOFFITS AND FASCIAS

Conducive Conditions

-  (4) The paint on much of the siding is old and is failing. The painting the house will help protect the siding from the elements. I recommend having a qualified painter perform this work.
-  (5) The siding is deteriorated on bottom edge along the front and left side (facing front) of the building. Because of the extent of deterioration it is possible for some framing to be deteriorated. A qualified person should repair or replace as needed.



1.2 Item 2(Picture) Example

9. Interior Living Areas

9.4 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace



Several the interior doors have damage, such as veneers that are broken. The jamb and casing material is also old, worn and damaged in areas. Replacement of the doors and casing will likely be necessary to repair. This is for your information.

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Safety Summary



Sound Home Inspections Inc.

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1. Exterior

1.0 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS, FENCE AND RETAINING WALLS

Safety, Conducive Conditions

- + (5) A rise/fall in the concrete in excess of 1" in height was observed at the front of the building. This is considered a trip hazard and should be repaired to prevent the possibility of personal injury.

1.1 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Safety

- + (4) The hand/guard rail for the deck sub-standard because it is not grippable. Grippable handrails must be 1 1/4"-2" circular cross section with a minimum of 1 1/2" space between the handrail and "wall". A fall or injury could occur if not corrected. A qualified person should repair as necessary.
- + (5) The hand/guard rail for the deck are spaced too far apart for safety. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. A qualified person should repair as necessary.
- + (6) No/Missing handrails (garden stairs). Recommend graspable handrail for 4 or more risers.

2. Garage/Carport

2.0 GARAGE/CARPORT CEILINGS (INCLUDING FIREWALL SEPARATION)

Safety

- Recommend penetrations at firewall be filled. 5/8" wallboard is recommended for firewall between living spaces. Drywall should be mudded and tapped for added fire protection. Fire putty is recommended for protrusions extending into attic space. Check with local building codes for variations of requirements.

2.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Safety

- Recommend penetrations at firewall be filled. 5/8" wallboard is recommended for firewall between living spaces. Drywall should be mudded and tapped for added fire protection. Fire putty is recommended for protrusions extending into attic space. Check with local building codes for variations of requirements.



2.1 Item 1(Picture)
Example

2.3 OCCUPANT DOOR FROM GARAGE TO INSIDE BUILDING

Safety

- Self-closing hinges are not operating properly. A self-closing hinge is a type of hinge designed to pull a door shut after it has been opened and released. Recommend repair.

2.6 GARAGE ELECTRICAL

Safety

- GFCI is inoperable or not present in the garage. Recommend replacement.

4. Electrical System

4.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Safety

- (3) The latch for the electrical panel cover is missing. This is a safety item. I recommend repair to ensure the electrical panel cover stays closed at all times. A qualified person should perform this repair
- (4) The problem(s) discovered in the panel such as AFCI and GFCI protection missing at recommended circuits and any other problems that an electrical contractor may discover while

4. Electrical System

performing repairs need correcting. This is common for the age of the building. I recommend a licensed electrical contractor inspect further and correct as needed.

- +** (5) Improper neutral terminations. Neutral and ground wire are sharing the same terminals. Multiple neutrals under one terminal. Recommend one neutral per terminal. There are too many ground wires sharing one terminal. Recommend further evaluation by a qualified electrician.
- +** (6) I could not locate the bond wire. Bonding jumpers are wires or other metal that connect pieces of equipment to prevent any possible voltage potential between them. This is a safety issue and needs to be repaired. Recommend further evaluation by a qualified electrician.

4.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Safety

- +** Lockout protection is missing at appropriate breakers. Recommend repair as necessary.

4.7 SMOKE DETECTORS

Safety

- +** Recommend adding/updating Smoke alarms to all bedrooms and hallways. The smoke detector needs locating at least 4 inches from ceiling/wall junction and no further than 12 inches away. The smoke detectors should be tested upon moving in to home. Smoke detectors should be updated a minimum of every 10 years.

4.8 CARBON MONOXIDE DETECTORS

Safety

- +** Recommend adding Carbon Monoxide monitors at all levels of the building. Washington State law requires carbon monoxide alarms to be installed in most residences by April 1, 2012. For more information on the new amendments to the Building Code, Residential Code, and Fire Code requiring installation of carbon monoxide alarms, see the [State Building Code Council's Carbon Monoxide Alarm page](#).

5. Plumbing System

5.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Safety

- +** (3) The water temperature measured 129 degrees Fahrenheit at the master bath sink and this is considered too high. The Washington State Standards of Practice for Home Inspectors & Inspections states that the generally accepted safe water temperature is 120 degrees F.

According to the US Department of Energy, a temperature of 120 degrees at the tap is adequate for most household chores with a minimal danger of scalding and maximal energy efficiency. A water temperature exceeding this poses a serious burn risk, particularly to children. In fact, at 125 F, if a child puts his or her hand in the water continuously for two minutes, he or she may get a second degree burn. With a water temperature of 120 F, a child would have to run water over the same place for ten minutes in order to receive a severe burn, according to some pediatricians.

Temperature & Exposure Time = Bad Burn

150 F - 2 seconds

140 F - 6 seconds

125 F - 2 minutes

120 F - 10 minutes

5. Plumbing System

NOTE: Tank temperatures should be no less than 130 degrees F to prevent bacterial growth, such as Legionnaires disease. The temperature of the water at the water heater will generally be higher than the temperature coming out of the tap.



5.3 Item 3(Picture) Water temperature

6. Heating / Central Air Conditioning

6.7 GAS/LP FIRELOGS AND FIREPLACES

Safety

- + (1) There is a gas line that terminates in the firebox of the downstairs fireplace. There may have been a gas fireplace insert installed here at one time. I recommend not using this fireplace as a solid fuel burning fireplace with the gas line in its present location. This is for your information.
- + (2) There is no hearth for the fireplace in the lower level. If this fireplace is to be used as a solid fuel burning fireplace a properly constructed hearth will be necessary. This is for your information.

8. Kitchen(s), Bathroom(s) and Appliance(s)

8.3 OUTLETS WALL SWITCHES and FIXTURES (REPRESENTATIVE NUMBER)

Safety

- + (2) GFCI is inoperable or not present in the kitchen . Recommend replacement.
- + (3) GFCI is inoperable or not present in the master bathroom. Recommend replacement.

8.4 DISHWASHER

Safety

- + (2) The dishwasher is missing air gap. I recommend repair.

8.5 RANGES/OVENS/COOKTOPS

Safety

- + (2) The interior glass for the oven door is broken. This is a safety item. I recommend repair which may involve replacing the oven door.

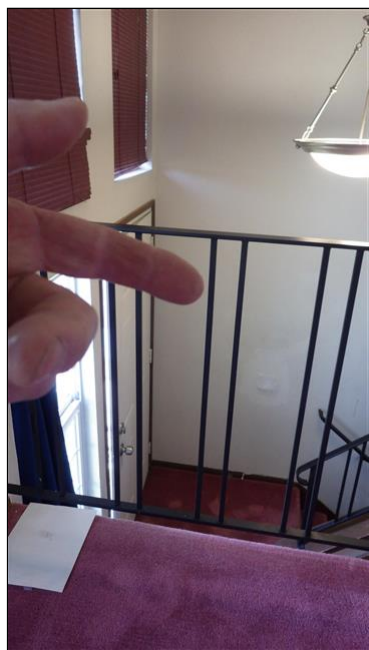
9. Interior Living Areas

9.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Safety

- + A guardrail at the upper level for the stairway has openings that are greater than 4 inches. Openings that are greater than 4 inches can allow a child or pet to fall through. A fall or injury can occur if not repaired. I recommend repair by a qualified person.

9. Interior Living Areas



9.3 Item 1(Picture)
Example

9.5 WINDOWS (REPRESENTATIVE NUMBER)

Safety

- ⊕ (2) Tempered glass is recommended at entry doors. Unable to locate safety glazing stamp. This is common for the age of the home.

9.6 OUTLETS SWITCHES AND FIXTURES (REPRESENTATIVE NUMBER)

Safety

- ⊕ (2) Missing cover plates at junction boxes in the upstairs hallway ceiling. Recommend repair.
- ⊕ (3) At least one "three-prong" outlet is loose in wall in the master bedroom. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.
- ⊕ (4) Several "three-prong" outlets are broken or damaged in most if not all rooms. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

9. Interior Living Areas

9.6 Item 1(Picture)
Example

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Conductive Conditions Summary



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1. Exterior

1.0 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS, FENCE AND RETAINING WALLS

Safety, Conductive Conditions

(4) Wood to soil contact (when deteriorated can lead to pests) at the front and left side (facing front) of the building. Soil separation of 4-6" is recommended to prevent deterioration.



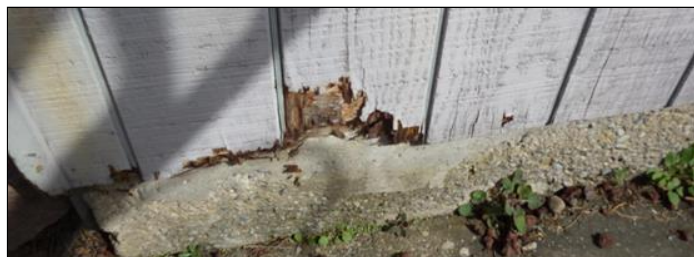
1.0 Item 1(Picture) Example

1.2 WALL CLADDING, FLASHING, TRIM, EAVES, SOFFITS AND FASCIAS

Conductive Conditions

1. Exterior

- (1) Missing/Deteriorated caulking. Recommend repair to prevent moisture intrusion.
- (2) Protrusions/Holes should be caulked/sealed to prevent moisture intrusion. Recommend repair.
- (5) The siding is deteriorated on bottom edge along the front and left side (facing front) of the building. Because of the extent of deterioration it is possible for some framing to be deteriorated. A qualified person should repair or replace as needed.



1.2 Item 2(Picture) Example

3. Roofing / Chimneys / Roof Structure and Attic

3.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Conducive Conditions

- (1) Downspouts are not properly extended to move water away from the foundation. Recommend installation of proper extensions/splash blocks to discharge water away from foundation a minimum of 5' in most cases. Water pooling at areas close to the foundation may cause water intrusion of the structure and damage to the foundation wall.
- (2) The downspout drain at the left side facing front of the building drains water onto the siding. The siding is beginning to deteriorate because of the increased water exposure. I recommend relocating the downspout to properly drain the water away from the house.

3.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Conducive Conditions

- (2) The ventilation fan for the master bath improperly vents into attic and may cause moisture damage to the insulation/framing. Recommend repair.

6. Heating / Central Air Conditioning

6.9 VENTILATION

Conducive Conditions

There is no ventilation fan in the downstairs bathroom. Mechanical ventilation is recommended in bathrooms to reduce moisture in the house. A qualified contractor should install a bathroom ventilation fan that exhausts to the exterior.

7. Structural Components

7.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Minor Maintenance

- (2) White efflorescence (powder substance) on the garage foundation wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Efflorescence is found on

7. Structural Components

many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



7.0 Item 1(Picture) Example

8. Kitchen(s), Bathroom(s) and Appliance(s)

8.1 PLUMBING DRAIN AND VENT SYSTEMS

Conductive Conditions

(3) Sink drain leaks at hall bath. A qualified licensed plumber should repair or correct as needed

8.2 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Conductive Conditions

(2) The bathtub valve is missing part of the trim kit in the hall bathroom. Water intrusion can take place around the tub valve in its current condition. I recommend repair by a qualified plumber.

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INVOICE

Sound Home Inspections Inc.
2620 Bellevue Way NE #114
Bellevue, WA 98004
Inspected By: John McNeill

Inspection Date: 4/8/2018
Report ID: 10720AQ030

Customer Info:	Inspection Property:
Martin Wise Customer's Real Estate Professional: Aaron Hendon Keller Williams	25329 145th Pl SE Kent WA 98042

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	400.00	1	400.00
			Tax \$0.00
			Total Price \$400.00

Payment Method: Credit Card

Payment Status: Paid At Time Of Inspection

Note: Thank you for choosing Sound Home Inspections



Sound Home Inspections Inc.

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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Inspection Agreement](#)