

INSPECTION DATE

December 2, 2020



PROPERTY INSPECTED

555 Filbert Rd, Lynnwood, WA 98036

REPORT PREPARED FOR:

Sam and Sally Example

REFERENCE #: 1202_Example

Thank you for choosing Wright Way Home Inspection in this important investment!

BEFORE YOU READ THROUGH YOUR REPORT:

The purpose of a home inspection is to assess the condition of the residence at the time of the inspection using visual observations, simple tools, and normal homeowner operational controls; and to report deficiencies of specific systems and components. Inspectors must perform all inspections in compliance with the standards of procedures set forth by the Washington State Department of Licensing. A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects.

This is a thorough and easy to understand report on the major systems including the grounds, roof, attic, basement, crawlspace, exterior, heating and cooling system, electrical, kitchen, laundry, plumbing, bathroom, interior and structure. While intended to stand alone, the fullest and best understanding of this report will happen with the help of your inspector. Consider me a resource and contact me with all your questions or concerns.

This is a visual and noninvasive inspection of all major issues noted on the stated property. This inspection does not report on hidden issues that are not accessible due to the potential of permanent damage, non-routine disassembly, or potential harm to me.

This is an ongoing home maintenance resource. In addition, I am available to answer your questions about issues noted in this report and any other home maintenance questions you may have in the years to come. Visit wrightwayhomeinspection.com to see helpful articles on maintaining for your home and feel free to contact me with questions.



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Washington State Home Inspector License #532

Structural Pest Inspector #70748

15317 73rd AVE SE #2, Snohomish, WA 98296

(425) 387-1975 | mike@wrightwayhomeinspection.com

HOME INSPECTION AGREEMENT

Inspection Date	<u>December 2, 2020</u>	Home Inspection Fee	\$470
Client(s)	<u>Sam and Sally Example</u>	Client Phone	<u>(206) 992-4064</u>
Client's Email Address(es)	<u>Jgvasquez7447@gmail.com</u>	Additional Email	<u></u>
Client's Real Estate Agent	<u>Walter Agent</u>	Agent Email	<u>waltera@greatagent.com</u>
Inspected Property Address	<u>555 Filbert Rd, Lynnwood, WA 98036</u>		
Reference #	<u>1202_Example</u>	WSDA ICN #	<u>44406BE012</u>

Wright Way Home Inspections, hereinafter known as the INSPECTOR, agrees to conduct an inspection for the purpose of informing the CLIENT of major deficiencies in the condition of the above listed INSPECTED PROPERTY. The written report is the property of the inspector and the client. Transfer of the report to any other person or company does not change the fact that the original agreement was between the client and the inspector.

1. This inspection shall be performed in accordance with the Washington State Standards of Practice. Building component requirements established by various insurance companies may not be consistent with the State of Washington Standards of Practice and are therefore not included within the scope of this inspection.

2. The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Detached buildings are not included, except as detailed in the Inspection Report. A Wood Destroying Organism (WDO) inspection is included as part of the home inspection report. WAC 16-228-2045 requires that a diagram be prepared for WDO inspection reports. A copy is available upon request.

3. It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not intended to be technically exhaustive Nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected and it should not be relied on as such. The inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. The inspector is neither guarantor nor insurer. Claims against the inspector shall be limited to the cost of the inspection (except those components/issues related to the performance of my duties as a licensed Structural Pest Inspector).

4. The inspection and report do not address nor are intended to address code and regulation compliance, the possible presence of or danger from asbestos, radon gas, lead, paint, urea, formaldehyde, soil contamination and other indoor and outdoor substances. The client is urged to contact a competent specialist if information, identification, or testing of the above is desired.

5. The inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between the inspector and the client. Any particular concern of the client must be brought to the attention of the inspector before the inspection begins. The written report will not substitute for the client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system, and unless the client attends and participates in the inspection process itself, the client will miss the opportunity to gain all the information that is available.

6. In the event of a claim against the inspector, the client agrees to supply the inspector with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release the inspector and its agents from any and all obligations.

7. In the event that the client fails to prove any adverse claims against the inspector in a court of law, the client agrees to pay all legal costs, expenses and fees of the inspector in defending said claims.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This agreement represents the entire understanding between the parties. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. The client shall have no cause of action against the inspector after one year from the date of the inspection.

9. The undersigned have read, understood and accepted the terms and conditions of this agreement and agree to pay the charges specified. The client agrees to pay the home inspection fee at or before the time of inspection.

SIGNED ON SITE

Mike Wright, Wright Way Home Inspection

SIGNED ON SITE

Client Signature

Client was given the Home Inspection Agreement to read prior to the time of inspection.

Client requests a copy of the inspection report be provided to the above listed real estate agent.



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INVOICE FOR HOME INSPECTION SERVICES

Inspection Date December 2, 2020

Client Name Sam and Sally Example

Inspected Property Address 555 Filbert Rd, Lynnwood, WA 98036

WWHI Reference # 1202_Example

WSDA ICN # 44406BE012

SUMMARY OF CHARGES

Inspection services and report preparation	\$470
Service charge (Credit cards, PayPal)	
Form of Payment:	CHECK \$470

OUTSTANDING BALANCE

\$0

* Make checks payable to *Wright Way Home Inspection*.

** Outstanding balances due upon receipt of this invoice.

Thank you for the opportunity to serve you!

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SUMMARY PAGE



Date of Inspection

Wednesday, December 02, 2020

WWHI reference # 1202_Example
 WSDA ICN # 44406BE012
 Type of inspection Standard inspection. Home inspection services and written report provided for buyer.
 Weather conditions Foggy and dry
 Temperature at inspection Estimated 34° Fahrenheit

Property address

555 Filbert Rd, Lynnwood, WA 98036

Size of house (square feet) 977 square feet SOURCE: County property assessor (online)
 Year of construction 1955 *The house is 66 years old*
 House occupancy Vacant

SUMMARY OF FINDINGS AND/OR MAJOR TALKING POINTS:

These are items to draw special attention to in this home inspection report. Click on category link to go to report page.

1.00 **GROUNDS**

2.00 **ROOFING**

1) Maintenance concerns with roofing materials (moss on shingles, plumbing vent boots). 2) Restricted gutters. 3) Missing splash blocks at downspouts. 4) Chimney mortar deteriorating.

3.00 **ATTIC**

1) Evidence of leak – could not be determined if current or past issue.

4.00 **BASEMENT**

5.00 **CRAWLSPACE**

1) Vapor barrier in need of cleaning and/or replacement. 2) Areas of standing water.

6.00 **EXTERIOR**

1) Garage conversion siding issue.

7.00 **HEATING/COOLING**

8.00 **ELECTRICAL**

1) Wiring concerns with electrical system (open grounds, GFCI receptacles). 2) Missing outlet and junction box covers.

9.00 **KITCHEN**

10.00 **LAUNDRY**

11.00 **PLUMBING**

1) Installation concerns with hot water tank (seismic straps, PRV extension). 2) **ADDITIONAL INSPECTION RECOMMENDED:** Sewer scope inspection of the main sewer line is recommended if this has not been performed in the past two years. 3) Supply piping is galvanized steel.

12.00 **BATHROOM**

1) Bathtub faucets not operating.

13.00 **INTERIOR**

14.00 **STRUCTURAL PEST**

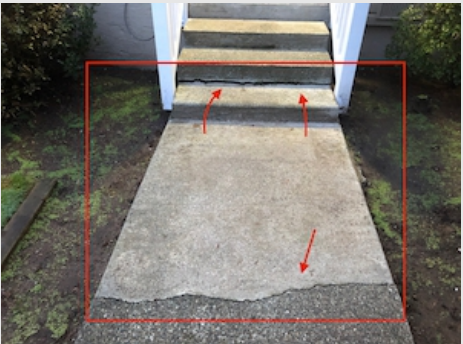

Additional inspections or further evaluations have been recommended.

Inspection performed by Wright Way Home Inspection

Washington State Inspector #532, Structural Pest Inspector #70748
 For more information about this report: (425) 387-1975 or mike@wrightwayhomeinspection.com

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SECTION 1. GROUNDS INSPECTION

<p>1.10 GRADING</p> <p>1.11 Next to home</p> <p>1.12 Overall yard</p>	<p>SATISFACTORY</p> <p>No issues observed</p> <p>No issues observed</p>
<p>1.20 GROUNDS</p> <p>1.21 Walkway</p>	<p>REPAIR NEEDED</p> <p>Some cracking noted in surface. This can be a common issue caused by curing or settling. It is recommended that cracks be sealed to protect the from moisture penetration and repairs be monitored for further erosion or displacement.</p> 
<p>1.22 Driveway</p> <p>1.23 Retaining wall</p> <p>1.24 Window well</p> <p>1.25 Vegetation</p>	<p>Asphalt (black top). No issues observed.</p> <p>Not present</p> <p>Not present</p> <p>Tree branches over-hanging or in contact with the house. This can cause damage to gutters, roofing materials and exterior components. The gutters will need to be regularly cleared of debris to ensure proper water flow. Furthermore, tree branches in contact with the house are a common access point for pests into attic areas. It is recommended that all problematic branches be trimmed back or removed - at least 4 feet.</p>
<p>1.26 Landscape materials</p> <p>1.27 Fences</p>	 <p>No issues observed</p> <p>Wear and deterioration of fencing that is typical of its age. Maintenance and repairs will be required to keep the fence in good operating condition. Replace deteriorating boards, minimize direct contact between slats and the ground, and keep slats and boards properly secured.</p>
<p>1.28 Gates</p>	<p>Not present</p>

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SECTION 1. GROUNDS INSPECTION

^{1.29} Other features

1) Shed present. There are areas of minor deterioration and structural concerns. Repairs will be needed to make the shed fully functional.



2) Conducive debris. Scrap wood, firewood, and/or other wood materials against the house is a wood-destroying organism (WDO) conducive condition. Move these items away from the house and monitor these areas for pest activity.



3) Skate ramp present. Not inspected.



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SECTION 1. GROUNDS INSPECTION

1.30 FRONT ENTRY

MAINTENANCE RECOMMENDATION

1.31 Type

On grade

1.32 Materials

Concrete

1.33 Steps

See remarks above settling and crack from 1.21.

1.34 Landing

No issues observed. **Issue:** Some rebar sticking out at side of landing. This could be a safety concern. Remove hazards or use caution when accessing this area.



1.35 Railing

No issues observed

1.36 Roof or cover

No issues observed

1.40 DECK

NOT PRESENT

QUICK LINKS: SUMMARY GROUNDS ROOFING ATTIC, BASEMENT, CRAWLSPACE EXTERIOR HEATING & COOLING ELECTRICAL KITCHEN LAUNDRY PLUMBING BATHROOM INTERIOR STRUCTURAL PEST

SECTION 2. ROOFING INSPECTION

2.10 ROOF

2.11 Location

OVERVIEW PICTURE(S)

OVERVIEW PICTURE(S)

2.12 Type of material

2.13 Layers of material

2.14 Estimated roof age

2.15 Method of inspection

2.16 Condition

2.17 Further recommendations

MAINTENANCE RECOMMENDATION

All roofing is same material



Composition laminated (architectural) shingle. This is usually considered a 25-30 year roofing material. Consult installer or manufacturer for further information on roofing warranty.

Single

Roofing material appears to have 10 years of life expectancy.

From ladder at eaves

Standard maintenance needed for roofing that is consistent with its age or installation. Evidence of past repairs. Continue to perform repairs as needed.

1) Organic debris from trees present on roof. Clean all debris from shingles, debris, and gutters to prolong the life of the roof and reduce obstructions in the drainage system. Use non-abrasive treatment process. 2) Moss present on roof. Clean organic growth from all roofing shingles to prolong the life of the roof. Ensure contractor uses a non-abrasive treatment process (no brooms or pressure washers).



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SECTION 2. ROOFING INSPECTION

2.20 FLASHING & VENTS

2.21 Materials

2.22 Issues noted:

REPAIR NEEDED

Metal, rubber and plastic materials used

Plumbing vent boots aging. Boots are beginning to lift and crack around the edges. This can permit water to potentially enter at sides of vent pipes and into areas below. These boots have a typical life expectancy of 15-20 years. It is recommended that a roofing contractor evaluate and replace the deteriorating boots.



2.30 GUTTERS

2.31 Materials

2.32 Issues noted:

MAINTENANCE RECOMMENDATION

Metal

Restricted gutters. Clear gutters of all debris to ensure proper water flow. The gutters will need to be regularly maintained to prevent issues with the roof, exterior and foundation of the house.



QUICK LINKS: SUMMARY GROUNDS ROOFING ATTIC, BASEMENT, CRAWLSPACE EXTERIOR HEATING & COOLING ELECTRICAL KITCHEN LAUNDRY PLUMBING BATHROOM INTERIOR STRUCTURAL PEST

SECTION 2. ROOFING INSPECTION

2.40 DOWNSPOUTS

- 2.41 Materials
- 2.42 Drainage

REPAIR NEEDED

Metal

1) Drains present. Issue: Debris visible in drains. Obstructed drains can result in water pooling near the house. Make needed repairs to clear drains and ensure proper water drainage. 2) Missing splash block trays. Install trays to ensure water moves away from the foundation of the house.



2.50 CHIMNEY

- 2.51 Materials
- 2.52 Issues noted:

REPAIR NEEDED

Brick and mortar

Deteriorating mortar. Mortar is loose and missing which can result in loose bricks and moisture entry. Consult chimney specialist or mason for evaluation and repair.



2.60 SKYLIGHT

NOT PRESENT

2.70 ROOF TRIM

SATISFACTORY

- 2.71 Eaves and soffits
- 2.72 Fascia and rake

Closed eaves. No issues observed.
No issues observed

QUICK LINKS: SUMMARY GROUNDS ROOFING ATTIC, BASEMENT, CRAWLSPACE EXTERIOR HEATING & COOLING
ELECTRICAL KITCHEN LAUNDRY PLUMBING BATHROOM INTERIOR STRUCTURAL PEST

SECTION 3. ATTIC INSPECTION

3.10 ATTIC

3.11 Inspection method

OVERVIEW PICTURE(S)

REPAIR NEEDED

In attic



OVERVIEW PICTURE(S)



3.12 Attic access

Scuttle hole cover. Some damage to attic wall by stairs. Make repairs to seal this area.



3.13 Storage

Remove all storage and items from attic area. This area is not intended for storage and items present reduce the airflow for attic ventilation.



3.14 Attic flooring

Not present

QUICK LINKS: SUMMARY GROUNDS ROOFING ATTIC, BASEMENT, CRAWLSPACE EXTERIOR HEATING & COOLING ELECTRICAL KITCHEN LAUNDRY PLUMBING BATHROOM INTERIOR STRUCTURAL PEST

3.15 Other issues

Evidence of a roof leak. It could not be confirmed if this was a past issue or a current issue. No staining visible in the ceiling below. Re-inspect the roofing in this area, clean the area in the attic, and monitor for further issues.



3.20 **ATTIC INSULATION**

SATISFACTORY

3.21 Material

Cellulose

3.22 Thickness

7-10 inches average

3.23 Energy rating

R-30 (this is an estimated rating only, consult attic insulation specialist for further evaluation of energy rating of this material)

3.30 **ATTIC VENTILATION**

SATISFACTORY

3.31 Type of venting

Soffit and roof vents

3.32 Moisture issues

No issues observed

SECTION 4. BASEMENT INSPECTION

4.10 **BASEMENT**

NOT PRESENT

SECTION 5. CRAWLSPACE INSPECTION

5.10 **CRAWLSPACE**

REPAIR NEEDED

5.11 Method of inspection

In crawlspace

OVERVIEW PICTURE(S)



OVERVIEW PICTURE(S)



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5.12 Floor
5.13 Vapor barrier

Dirt
Aging and dirty vapor barrier. This plastic sheeting reduces moisture levels and records future issues in the crawlspace. Remove existing plastic and replace with new vapor barrier.



5.14 Ceiling insulation
5.15 Heating ductwork
5.16 Plumbing components
5.17 Moisture and ventilation

No issues observed
Not applicable
No issues observed. Supply pipes were not visible as they were properly insulated. Waste lines appear to be in good working order.
1) Standing water present in the crawlspace. This appears to be related to grounds drainage. Furthermore, this is a conducive condition for wood-destroying organisms and organic growth due to excess moisture levels. Make needed modifications and repairs to ensure water does not pool in crawlspace.



2) There is a bucket with perforations present. This appears related to drainage or possibly a past sump. Consult contractor for further evaluation and recommendations.



5.18 Rodent and pest activity

No issues observed

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^{5.19} Other issues

Inadequate crawlspace access cover. Ensure crawlspace access cover protects pest entry in the crawlspace and can be secured in place.



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SECTION 6. EXTERIOR INSPECTION

6.10 DOORS

SATISFACTORY

6.11 Condition

No issues observed. All doors were operational, had weatherstripping seals in tact and could be properly latched and locked.

6.20 WINDOWS

SATISFACTORY

6.21 Condition

No issues observed

6.30 WALLS

REPAIR NEEDED

6.31 Wall materials

Vinyl siding

6.32 Condition

Carport conversion is inadequate. OSB is not a proper material for exterior application and the window is not properly flashed. Consult contractor for evaluation and repair.



6.33 Caulking

No issues observed

6.34 Trim

Wood trim. No issues observed.

6.35 Utility connections

Main gas meter located. The natural gas supply can be shut off here. No issues observed. OPTIONAL: Have an emergency shutoff tool (or crescent wrench) at the meter in the event of an earthquake or gas odor.



6.36 Other issues

No issues observed

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SECTION 6. EXTERIOR INSPECTION

6.40 GARAGE

6.41 Overhead door

6.42 Door opener

6.43 Condition

MAINTENANCE RECOMMENDATION

No issues observed

Confirm operation of automatic opener. The floor sensors were not properly installed at the base of the overhead door. Make needed repairs.

Floor cracks: Some cracking is present with slab floor. This does not appear to be active. It is recommended that all cracks be sealed and continue to monitor for further displacement.



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SECTION 7. HEATING & COOLING INSPECTION

7.10 PRIMARY HEAT

SATISFACTORY

OVERVIEW PICTURE(S)



7.11	System type	Zone/Area heating
7.12	System operation (t-stat)	Operating. Each thermostat was tested and the presence of heat was confirmed at the registers/units.
7.13	System information	BRAND N/A MODEL N/A
7.14	Age of system	Not determined <i>* The system is still within its serviceable age.</i>
7.15	Energy type	Electric-powered. The average life expectancy of forced air units can range from 5-20 years depending on their use.
7.16	Energy source	Electricity (main panel)
7.17	Energy shutoff location	Main panel - power shutoff located
7.18	Heat exchanger	Not applicable
7.19	Heat distribution	No issues observed
7.20	Vent and exhaust system	Not applicable
7.21	Furnace filter	Not present
7.22	Other issues	No issues observed

7.30 SECONDARY HEAT

NOT PRESENT

7.40 FIREPLACE

SATISFACTORY

OVERVIEW PICTURE(S)



7.41	System type	Gas-burning insert
7.42	Condition	Operating

7.50 COOLING

NOT PRESENT

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SECTION 8. ELECTRICAL INSPECTION

8.10 SERVICE SUPPLY

SATISFACTORY

- 8.11 Location Overhead supply. The electrical service to your house is through overhead power lines.
 8.12 Service capacity 200 amp, 240 volt *Aluminum conductor material*
 8.13 Installation issues No issues observed

8.20 MAIN PANEL

MAINTENANCE RECOMMENDATION

OVERVIEW PICTURE(S)



- 8.21 Location Garage
 8.22 Panel type Circuit breakers
 8.23 Panel information CAPACITY: 200 amp *Single switch disconnect*
 8.24 Grounding of panel Grounding wire visible in panel but termination point could not be determined. Grounding of the electrical system is through a rod driven into the ground or with the plumbing pipes. It is recommended that the grounding source be identified.
 8.25 Panel installation No issues observed
 8.26 Sub panel No issues observed. **Note:** There is a disconnected and de-energized wire in the panel. The function of this wire was not determined.

OVERVIEW PICTURE(S)



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SECTION 8. ELECTRICAL INSPECTION

8.30 OUTLETS

8.31 Wiring method

8.32 Garage GFCI

8.33 Bathroom GFCI

REPAIR NEEDED

Romex wiring

Not present. Ground fault circuit interrupters (GFCI) protect electrical receptacles within 5' of water. Consult electrician for evaluation and installation of GFCI outlet protection.

Not operating properly. The testing device or the test switches on the receptacle did not trip as designed. Consult electrician for evaluation and repair of GFCI outlet protection.



8.34 Kitchen GFCI

Not operating properly. The testing device or the test switches on the receptacle did not trip as designed. Consult electrician for evaluation and repair of GFCI outlet protection.



8.35 Exterior GFCI

Not present. Ground fault circuit interrupters (GFCI) protect electrical receptacles within 5' of water. Consult electrician for evaluation and installation of GFCI outlet protection.

8.36 Outlet testing method

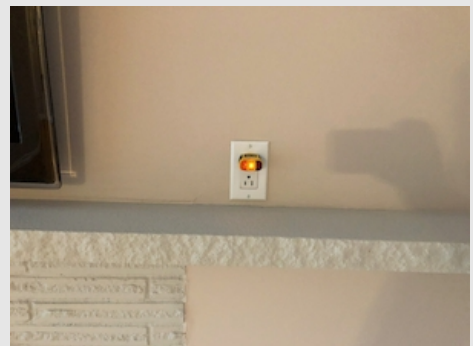
Random testing of outlets throughout the house.

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SECTION 8. ELECTRICAL INSPECTION

^{8.37} Wiring issues:

Open ground. Issue with one or more of the outlet receptacles. This may be an improper wiring issue or need a two-prong outlet receptacle installed instead of three-prong outlet receptacle. Consult electrician for evaluation and to make needed repairs.



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SECTION 8. ELECTRICAL INSPECTION

8.38 Other issues:

1) Missing receptacle cover. This is a safety concern. Ensure all outlet receptacles have a properly secured cover in place. 2) Missing junction box cover. All junction boxes need to be securely covered to protect the wire connections. Install covers where missing.



8.40 LIGHT FIXTURES

8.41 Lighting

8.42 Switches

8.43 Other features

REPAIR NEEDED

Confirm operation of exterior light on west side of property. This did not appear to be operating during the inspection. Make repairs if needed.

No issues observed

Doorbell is not operating. Consult electrician for evaluation and repair.



8.5 SAFETY SYSTEMS

8.51 Smoke detection

8.52 Carbon monoxide alarms

SATISFACTORY

Present and operating. Replace batteries in all units and replace any units that are more than 10 years old. Test regularly to ensure they are properly operating. Smoke detectors are to be installed in every bedroom and on every level of the house.

Present and operating. Replace batteries in all units and replace any units that are more than 10 years old. Test regularly to ensure they are properly operating. CO detectors are to be installed on every level of the house.

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SECTION 9. KITCHEN INSPECTION

9.10 SINK AND FINISHES

IMPROVEMENT RECOMMENDATION

OVERVIEW PICTURE(S)



9.11 Sink and faucet

The drain piping is type and configuration that can lead to restricting build-up and leaks. Flex-type, corrugated piping is not recommended. Make needed repair and improvement.



9.12 Cabinetry

Wear from normal usage.

9.13 Countertop & backsplash

Granite or concrete composite. Wear from normal usage.

9.14 Flooring

Vinyl or sheet goods

9.20 GARBAGE DISPOSAL

NOT PRESENT

9.30 DISHWASHER

SATISFACTORY

9.31 Operation

Operating, air gap or high loop present.

9.32 Age of appliance

Not determined. Appears to be in expected condition for a unit of its type.

9.40 OVEN AND RANGE

SATISFACTORY

9.41 Operation

Operating

9.42 Power type

Gas

9.43 Age of appliance

Not determined. Appears to be in expected condition for a unit of its type.

9.44 Ventilation

Ventilation fan is not operating properly. Consult contractor for evaluation and repair.

9.50 MICROWAVE OVEN

SATISFACTORY

9.51 Operation

Appears to be operating

9.52 Age of appliance

Not determined. Appears to be in expected condition for a unit of its type.

9.60 REFRIGERATOR

SATISFACTORY

9.61 Operation

Operating. No issues observed.

9.62 Age of appliance

Not determined. Appears to be in expected condition for a unit of its type.

9.70 OTHER FEATURE

NOT PRESENT

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SECTION 10. LAUNDRY INSPECTION

10.10 LAUNDRY

OVERVIEW PICTURE(S)

IMPROVEMENT RECOMMENDATION



10.11	Issues noted	No issues observed
10.12	Ventilation fan	Not present. Ventilation fans are important in expelling moisture and reducing the conditions for organic growth in the house including the attic. It is recommended that a ventilation fan be installed if possible. Consult contractor for recommendations.
10.13	Utility sink	No issues observed

10.20 CLOTHES WASHER

SATISFACTORY

10.21	Operation	Operating
10.22	Power type	Electricity
10.23	Age of appliance	Not determined. Appears to be within the serviceable age of a unit of its type.
10.24	Issues noted	No issues observed

10.30 CLOTHES DRYER

SATISFACTORY

10.31	Operation	Operating
10.32	Power type	Electricity
10.33	Age of appliance	Not determined. Appears to be within the serviceable age of a unit of its type.
10.34	Issues noted	No issues observed

QUICK LINKS: SUMMARY GROUNDS ROOFING ATTIC, BASEMENT, CRAWLSPACE EXTERIOR HEATING & COOLING ELECTRICAL KITCHEN LAUNDRY PLUMBING BATHROOM INTERIOR STRUCTURAL PEST

SECTION 11. PLUMBING INSPECTION

11.10 WATER SERVICE

OVERVIEW PICTURE(S)

SATISFACTORY



- 11.11 Main water shutoff
- 11.12 Service pipe material
- 11.13 Water supply

Crawlspace
Galvanized steel
Public water supply

** Closing this valve will shut off the water supply to the whole house. It is recommended that this be labeled and kept easily accessible.*

11.20 PIPES

IMPROVEMENT RECOMMENDATION

- 11.21 Material type
- 11.22 Water flow
- 11.23 Leaks
- 11.24 Cross connection
- 11.25 Exterior faucet(s)

Galvanized steel. This material deteriorates as it ages and can restrict water flow or leak. Consult plumber for further evaluation.
Satisfactory: 70-80psi
No issues observed
No issues observed
Leak noted at faucet handle when in use. Consult plumber for evaluation and repair to reduce water loss when faucet is in use. NOTE: Insulate exterior faucets to protect from freezing temperatures.



** Tested at exterior faucet.*

QUICK LINKS: SUMMARY GROUNDS ROOFING ATTIC, BASEMENT, CRAWLSPACE EXTERIOR HEATING & COOLING ELECTRICAL KITCHEN LAUNDRY PLUMBING BATHROOM INTERIOR STRUCTURAL PEST

SECTION 11. PLUMBING INSPECTION

11.30 DRAIN-WASTE-VENT

MAINTENANCE RECOMMENDATION

*** RECOMMEND ADDITIONAL INSPECTION ***

11.31 Material type
11.32 Condition

Cast iron
1) There is an open toilet waste hook up on the garage floor. Debris is visible in piping. Properly close this pipe.



2) **Note:** There is a clean out that appears to be associated with the sewer line. This may be indicative of recent repairs made on the system.



11.33 Sump or waste pump
11.34 Waste disposal

Not present
Public sewer: Sewer scope recommended of main sewer line due to age of the house. This generally recommended for houses that are more than 40 years old, with large trees nearby or with a significant slope to the yard. This is an additional inspection in which a camera is inserted into the main sewer line to identify breaks, obstructions or issues between the house and city connection.

QUICK LINKS: SUMMARY GROUND ROOFING ATTIC, BASEMENT, CRAWLSPACE EXTERIOR HEATING & COOLING ELECTRICAL KITCHEN LAUNDRY PLUMBING BATHROOM INTERIOR STRUCTURAL PEST

SECTION 11. PLUMBING INSPECTION

11.40 HOT WATER UNIT

OVERVIEW PICTURE(S)

REPAIR NEEDED



11.41 System information

BRAND

WHIRLPOOL

MODEL

N40S61-403

11.42 Age of unit

2013

The system is 8 years old

- the hot water unit is nearing the end of its expected serviceable age. Monitor the tank for leaks or issues. Expect a replacement of the unit within the next few years.

11.43 Capacity of unit

40 gallons, ample for 2-3 people

11.44a Power type

Gas - the average life expectancy of a gas-fueled hot water system is considered 10 years.

11.44b Fuel cutoff location

At tank

11.45 Operation of tank

System is operating. **Note:** *The safe operating temperature of a hot water tank is 120-degrees Fahrenheit.*

11.46 Seismic tie downs

Seismic tie downs are missing or improperly installed. These ensure potable water in the event of a natural disaster and secure the tank from movement. Install two seismic straps at the top and bottom third of the tank and secure these to a wall stud or support post.

11.47 Safety PRV valve

Pressure relief valve extension is missing or the discharge pipe is terminating at floor. This is a safety concern in the event the tank overheats. Install a discharge pipe from this valve that terminates at the ground and, ideally, outside the house or at a drain.

11.48 Other recommendations

No expansion tank installed. This is a hot water safety device and recommended in the installation of all hot water tanks. It is recommended that an expansion tank be installed - consult a plumber for further evaluation and information and installation.

11.49 Other features

Not present

QUICK LINKS: SUMMARY GROUNDS ROOFING ATTIC, BASEMENT, CRAWLSPACE EXTERIOR HEATING & COOLING ELECTRICAL KITCHEN LAUNDRY PLUMBING BATHROOM INTERIOR STRUCTURAL PEST

SECTION 12. BATHROOM INSPECTION

12.10 MASTER / BATH #1

REPAIR NEEDED

12.11 Bathtub

1) Faucet is not operating. Consult plumber for evaluation and repair. 2) Chip and/or staining present in finish. Consult contractor for further evaluation and repairs.



12.12 Shower

Not operating. Make needed repairs.

12.13 Toilet

No issues observed

12.14 Sink

No issues observed

12.15 Cabinetry & countertop

No issues observed

12.16 Window

No issues observed

12.17 Ventilation fan

Not present. Ventilation fans are recommended for bathrooms to ensure moisture is properly vented. While a window can be opened to help vent moisture, it is unlikely to be used in colder weather. Consult contractor for evaluation and installation of ventilation fan.

12.18 Flooring

Separating and damaged flooring. This flooring is susceptible to moisture and appears to be poorly installed. Consult contractor for evaluation and repair.



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SECTION 13. INTERIOR INSPECTION

13.10 FLOORS

- 13.11 Materials
- 13.12 Condition

REPAIR NEEDED

Carpet and wood

Areas of use and wear visible with hardware flooring including stains and discoloring. Consult contractor for evaluation and cleaning/repair.



13.20 WALLS

- 13.21 Materials
- 13.22 Condition

SATISFACTORY

Drywall or lathe and plaster (slats with a cement-type plaster)

No issues observed

13.30 CEILINGS

- 13.31 Materials
- 13.32 Condition

SATISFACTORY

Drywall or lathe and plaster (slats with a cement-type plaster)

No issues observed

13.40 STAIRS & RAILINGS

- 13.41 Stairs
- 13.42 Railings
- 13.44 Balcony

SATISFACTORY

No issues observed

No issues observed

Not present

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SECTION 13. INTERIOR INSPECTION

13.50 DOORS

- 13.51 Bedroom(s)
- 13.52 Bathroom(s)
- 13.53 Closets, pantry

MAINTENANCE RECOMMENDATION

No issues observed

No issues observed

Door is not opening and closing properly - rubbing against the jam. Make necessary adjustments and/or repairs to the door.



13.60 WINDOWS

- 13.61 Window type
- 13.62 Glass panes

REPAIR NEEDED

Combination of casement and fixed windows

Combination of double pane insulated windows and the original single pane windows. **Note:** Double pane windows are present in the main house. Single pane windows will result in condensation and significant heat loss. Replacing all single pane windows is an important area of upgrade and improvement. Consult window contractor for evaluation and recommendations.

- 13.63 Condition

Issue with garage window that is not opening/closing properly and easily. Consult window contractor for evaluation and repair.



- 13.64 Window treatments






Not present

13.70 SKYLIGHTS

NOT PRESENT

QUICK LINKS: SUMMARY GROUNDS ROOFING ATTIC, BASEMENT, CRAWLSPACE EXTERIOR HEATING & COOLING
ELECTRICAL KITCHEN LAUNDRY PLUMBING BATHROOM INTERIOR STRUCTURAL PEST

SECTION 14. STRUCTURAL PEST INSPECTION

14.10	STRUCTURE	555 Filbert Rd, Lynnwood, WA 98036
14.11	Type of building	Single family house
14.12	House levels	One story
14.13	Roof style	Gable
14.20	COMPONENTS	<input checked="" type="checkbox"/> No major defects observed. In normal condition for its age.
14.21	Foundation	Poured concrete. Minor crack visible with the foundation in the garage. These shrinkage or stress cracks are common as concrete cures, temperature fluctuates and with the passage of time. This does not appear to be active and there seems no evidence of adverse house movement. See WDO diagram for location. It is recommended that these be sealed with concrete filler/sealant to protect from possible moisture entry. Continue to monitor the repair for further separation.
	OVERVIEW PICTURE(S)	 
	OVERVIEW PICTURE(S)	
14.22	Posts and beams	Wood. Posts are not secured to the beams above and/or the footings below. This is a standard precaution for seismic movement (earthquakes). While standard practice in recent construction, this was generally not done in older houses. Consult contractor for evaluation and repair.
		 
14.23	Floor structure	Wood joists
14.24	Wall structure	Wood studs
14.25	Roof structure	Rafters
14.26	Moisture concerns	Evidence of water activity. See earlier remarks from report.

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SECTION 14. STRUCTURAL PEST INSPECTION

14.30	WDO PESTS	<input type="checkbox"/> Visible evidence of active wood destroying insects.
14.31	Issues noted	<i>None observed</i>
14.40	ROT FUNGUS	<input type="checkbox"/> Visible evidence of active wood decay fungi.
14.41	Issues noted	<i>None observed</i>
14.50	WDO DAMAGE	<input type="checkbox"/> Visible evidence of damage from wood destroying organisms.
14.51	Issues noted	<i>None observed</i>
14.60	CONDITIONS	<input checked="" type="checkbox"/> Visible evidence of conducive conditions leading to WDO infestation.
14.61	Issues noted	<i>Reference the WDO (wood-destroying organism) Diagram for specific location.</i>
14.62		<i>CD - conducive debris. See remarks from grounds and/or crawlspace inspection.</i>
14.63		<i>RG - restricted gutter. See remarks from roof inspection.</i>
14.64		<i>SB - missing splash block. See remarks from roof inspection.</i>
14.65		<i>SW - standing water. See remarks from crawlspace inspection.</i>
14.66		<i>VC - vegetation contact. See remarks from grounds and/or roof inspection.</i>
14.70	OTHER PESTS	<input type="checkbox"/> Visible evidence of rodent, bird or other non-wood infesting pests.
14.71	Issues noted	<i>None observed</i>
14.80	WDO DIAGRAM	<input checked="" type="checkbox"/> Wood Destroying Organism diagram has been included with this report.

