The Home Detective

Home Inspections That Clue You In

P.O. Box 863, Renton, Washington 98057
Tel: 206 786 8649 : Chief Detective

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Mike Ellis

INSPECTION ADDRESS

16506 74th Avenue NE, Kenmore, Washington 98028

INSPECTION DATE

6/26/2010 9:00 am

REPRESENTED BY:

Melissa Masterleo
Coldwell Banker Bain

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SUMMARY REPORT

Client: Mike Ellis

Inspection Address: 16506 74th Avenue NE, Kenmore, Washington 98028
Inspection Date: 6/26/2010 Start: 9:00 am

Inspected by: Reid Guthrie

This summary report provides you with a preview of the components or conditions that need service or a second opinion, but it is not a substitute for the full report. It is essential that you read the full report.

Components and Conditions Needing Service

Exterior

Site and Other Observations

Landscaping Observations

1.1 A tree leaning toward the house may pose a threat to the house. We recommend consulting an arborist to implement the appropriate corrective measures.

Renovations or Additions Recomendation

1.2 The structure has been extensively remodeled. We recommend that you obtain any applicable permits to assure yourself that the project was done in accordance with the applicable requirements of the local governing agencies.

1.3 The home appears to have been enlarged from its original structure. We recommend that you obtain any applicable permits to assure yourself that the project was done in accordance with the applicable requirements of the local governing agencies.

Grading and Drainage

Interior-Exterior Elevations

1.4 There is inadequate vertical clearance between the siding and the finished grade. This creates a risk of destructive insect activity and moisture damage and fungal decay. We recommend correcting as appropriate to help ensure that there is at least 6 inches vertical clearance between the finished grade and/or groundcover and the lower edge of the siding and trim to help minimize this risk. Any damaged components revealed during this project should be removed and replaced and the affected areas restored to as-new condition. The project should be completed in such a way as to not create a trench adjacent to the home, or a slope that would direct water towards the home.

1.5 Portions of the site slope toward the home. This may direct water toward the home. We recommend altering the grading to direct downspout discharge and surface run-off away from the structure to help minimize the potential for water intrusion into the structure.

1.6 There are areas where the soil slopes toward the home. These areas should be re-graded to ensure the soil does not migrate toward the home, or direct water drainage toward the home.

Drainage Mode

1.7 Portions of the site appear to drain towards the home. We recommend correcting as appropriate to help divert the site drainage around the home.

1.8 Portions of the site slope towards the home. This may result in surface and/or sub-surface water draining towards the home. Current construction practice calls for installing foundation drainage systems to capture this water and direct it away from the home. It is not possible to visually determine if such systems were installed. There is visible evidence of water ponding under or adjacent to the home. We recommend implementing appropriate measures to help ensure that the site drains away from the home, and any drainage from the walls of the home also drains away from the structure, rather than accumulating against it.

1.9 There are areas of poor drainage on the property. There are soggy areas in the yard. We can not confirm the source(s) of the moisture. We recommend incorporating appropriate corrective measures into any future changes made to the site.

Exterior walls

Exterior wall condition description

1.10 Portions of the siding are not properly flashed. Proper flashing helps to ensure that rain drains away from the home, and does not intrude into the walls. Absent proper flashing, the exterior envelope is often dependent upon the application of appropriate caulking to help prevent moisture intrusion at wall penetrations such as windows and doors. We recommend regular monitoring of all wall penetrations, and correcting as appropriate, to help ensure that they are properly secured against moisture intrusion.

1.11 Some portions of the siding are decay damaged. We recommend consulting an appropriately qualified contractor prior to closing to remove and replace the damaged components and restore the affected area(s) to as-new condition

Exterior Components

Fascia and Trim

1.12 The fascia/trim/barge boards need typical routine maintenance such as painting and caulking. We recommend consulting a painting contractor to correct as appropriate to help ensure the components are properly protected against the elements

Exterior Doors

1.13 The exterior doors need typical maintenance-type service such as caulking and application of an appropriate preservative.

1.14 Some doors need adjustment in order to operate smoothly and seal tightly.

Windows

1.15 The wood windows are deteriorated. We recommend consulting a wood window specialist to correct as appropriate to ensure the windows and adjoining trim are restored to as-new condition and properly protected from the elements, and that the windows operate properly.

Lights

1.16 Some exterior lights are inoperative. We recommend having the seller demonstrate to you prior to closing that all exterior lights operate properly

1.17 Some exterior lights are loose. The lights should be properly secured to the walls and caulked as appropriate to help protect against moisture intrusion

Structural

Crawlspace

Crawlspace Observations

2.1 Most of the crawlspace lacks adequate clearance to access. Industry standards require at least 12 inches clearance between the surface and the lowest point of the framing. There are portions of the framing within 3 inches of the soil. Other areas with greater clearance between the soil and the framing are obstructed by the heating ducts and plumbing components. We can not provide a full description of the condition of the components in those areas that we could not access. We recommend correcting as appropriate to provide access to the entire crawlspace so that an evaluation of the components of the crawlspace area can be completed before you release the inspection contingency. Additional defects may be discovered, and corrective measures recommended, upon investigation of those areas that are not currently accessible.

2.2 There is evidence of rodent activity. We recommend you consult an exterminator to eliminate any current activity and secure the home against future activity.

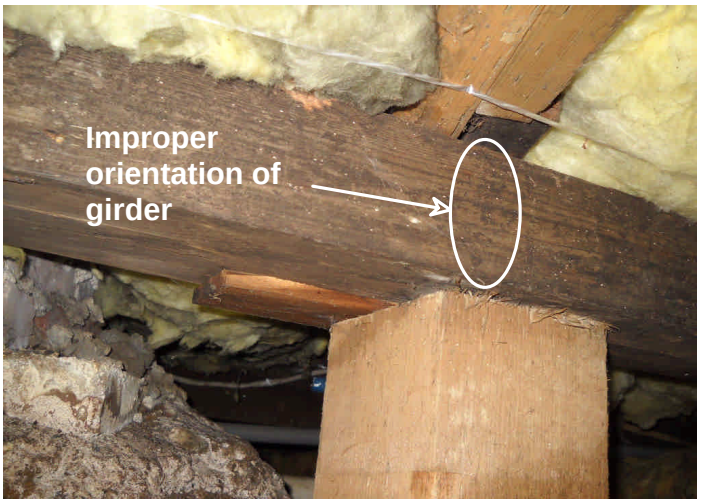
2.3 There is evidence of vermin activity in the crawlspace. This is a potential health risk. We recommend consulting a pest control contractor to locate and eliminate the access point(s), remove and replace any

components that have been damaged by the activity, and remove any debris generated by the vermin activity

Intermediate Floor Framing

2.4 Portions of the floor framing are in contact with the soil. There is no damage visible. We recommend consulting an appropriately qualified contractor to eliminate the soil contact in a manner that prevents a recurrence of this condition. Damaged components should be removed and replaced.

2.5 Some support framing has been improperly installed. This reduces the ability of the framing to perform properly. It may be a factor in the uneven floors noted elsewhere in this report. We are unable to determine the full extent and consequences of this condition due to the limited access to the crawlspace as noted elsewhere in this report. You may wish to consult a structural engineer for a second opinion.



Ventilation

2.6 The crawlspace is not adequately ventilated. There are not enough vents to provide proper cross-ventilation. This may contribute to deterioration of the framing due to wood destroying organism activity. It may also contribute to unhealthy conditions within the residence. We recommend that a qualified contractor implement the appropriate corrective measures to ensure the ventilation meets common building practices

2.7 One or more foundation vents are blocked or impaired. This impairs the airflow through the foundation. We recommend removing the blockages

Floor Insulation

2.8 There is vermin activity in the crawlspace. It is not possible to determine how often or how recently the vermin have been in the crawlspace. The tunneling may undermine some of the support columns. The insulation has been displaced and damaged. We recommend consulting an exterminator prior to closing to locate and eliminate the existing vermin activity, and seal the home against further intrusions. The damaged floor insulation should be removed and replaced. The displaced insulation should be properly secured in place.

Roof

Composition Shingle Roof

Estimated Age

3.1 The roof appears to be less than 5 years old. We recommend confirming this with the seller, and obtaining whatever support documentation exists. The roof may be within the typical guarantee and warranty period provided by the installer and the manufacturer. We recommend obtaining from the seller prior to closing any warranty and guarantee documentation

Gutters and Drainage

3.2 We recommend adding elbows and splash blocks at the base of the downspouts to help ensure that the downspout discharge is directed far enough away from the home to drain away from the home

Chimney

East Chimney

General Unlined Masonry Chimney Comments

4.1 Unlined chimneys, or those without flue liners, are at risk of deterioration due to the corrosive effect of flue gases. The Chimney Safety Institute of America reported in 1992 that "all unlined chimneys, irrespective of fuel used, are very liable to become defective through disintegration of the mortar joints." For this reason, we recommend that all unlined chimneys be evaluated by a specialist or video-scanned before the close of escrow.

Common Observations

4.2 The chimney has been sealed and abandoned. This chimney appears to have served the fireplace in the kitchen. We recommend consulting a masonry contractor to assess the installation prior to any efforts to use the system.

West Chimney

Common Observations

4.3 There is deteriorated and missing mortar. We recommend consulting a masonry contractor to correct as appropriate prior to closing

Weather Cap-Spark Arrestor

4.4 The chimney does not have a recommended weather cap/spark arrestor, which helps to prevent moisture intrusion into the chimney flue. We recommend consulting a masonry contractor prior to closing to install an appropriate unit

Crown or Termination Cap

4.5 There is no chimney crown. The crown is designed to help seal the chimney and shed rainwater. We recommend consulting a masonrry contractor to assess the condition and correct as appropriate to help protect the integrity of the chimney

Chimney Flue

4.6 The flue is unlined. Mortar is deteriorated. Bricks are loose. Some bricks have fallen into and are obstructing the flue. There is an accumulation in the flue of what appears to be creosote. This chimney is unsafe to use in its current state. We recommend consulting an appropriately licensed and insured masonry contractor prior to closing to correct as appropriate to ensure the chimney is safe to use and stabilized against further deterioration.

Plumbing

Water main

Location

5.1 There is no visible shut-off valve within the residence. We recommend having the seller point out the location of the main water shut-off and demonstrate that it operates properly prior to closing. If no valve exists within the home, you may wish to consult a plumber to have a functional valve installed in an appropriate location so that you do not have to rely on the valve adjacent to the water meter in order to shut-off the water supply in the event that repairs are needed.

Water heater

Relief Valve and Discharge Pipe

5.2 The pressure relief valve on the water heater does not have a discharge pipe. This is a safety hazard. We recommend consulting a plumber prior to closing to install an appropriate discharge line that terminates in accordance with local standards

Seismic Straps

5.3 The water heater is not secured against seismic activity in a manner consistent with local practices. We recommend strapping the unit in accordance with local standards.

Electrical

Main Panel

Service Entrance Observations

6.1 There is deteriorated sheathing at the service cables. This is a safety hazard. This portion of the service cables is often the responsibility of the electric utility. We recommend consulting the utility prior to closing to correct as appropriate to eliminate the cable contact with the roof.

Main Panel Observations

6.2 Various circuits within the panels are not labeled. We recommend labeling each breaker to identify the circuit that it serves

6.3 The circuits are not labeled to reflect their current use. We recommend labeling each breaker/fuse to identify the circuit that it serves. This is a homeowner-level project that you can do yourself.

6.4 There are unprotected openings in the service panel. This is a safety hazard. We recommend consulting

an electrician to correct as appropriate to ensure the system is installed in accordance with current requirements.

6.5 There are missing bushings, or clamps, at the service panel. This is a potential safety hazard. We recommend consulting an electrician prior to closing to correct as appropriate

Wiring technology

6.6 The residence is served with knob-and-tube wiring. It has been decades since these components were last used in homes. These systems pose a safety risk if the sheathing has been damaged, the wires have been separated from the insulators, the insulators damaged, or the wires are covered by insulation. We found evidence of such conditions in the attic. You may wish to have the system examined by a licensed electrician and have any defects discovered corrected as appropriate to ensure it is operating safely.

Wiring Observations

6.7 There are surface mounted electrical cables. This is a potential safety hazard. We recommend consulting an electrician to correct as appropriate to help eliminate this safety hazard

6.8 There are junction boxes that lack appropriate cover plates. There is exposed wiring - both knob-and-tube, and Romex/sheathed. These are potential safety hazards. We recommend consulting an electrician prior to closing to correct as appropriate to ensure that all junction boxes have appropriate covers and that the wiring is installed in a safe manner.

Circuit Breaker Observations

6.9 There are breakers that are servicing multiple circuits. The breakers do not appear to be labeled for that purpose. This is a potential safety hazard. We recommend consulting an electrician prior to closing to correct as appropriate to ensure the service equipment is installed in a manner consistent with the standards of the local governing authorities

6.10 Several breakers are in the "off" position. We recommend having the seller demonstrate to you that the circuits served by these breakers are operating properly

Heat

Forced-Air Furnaces

Furnace

7.1 The furnace plenum is corroded. This will affect the efficiancy of the furnace, and may result in unhealthy air being distributed through the home. We recommend consulting an HVAC contractor prior to closing to correct as appropriate to locate and eliminate the condition(s) that led to the damage and restore the affected area(s) to as-new condition, and otherwise correct as appropriate so that the furnace is operating properly.

Circulating Fan

7.2 The blades on the circulating fan are dirty. They should be cleaned, and the filters changed, as part of the routine maintenance of the system

Return-Air Compartment and Filter

7.3 The filter(s) is dirty. We recommend cleaning/replacing the filter(s) as soon as possible

7.4 There is dust and debris at the return air register, and at the return air compartment. We recommend consulting a duct vacuuming service to clean the duct system prior to closing

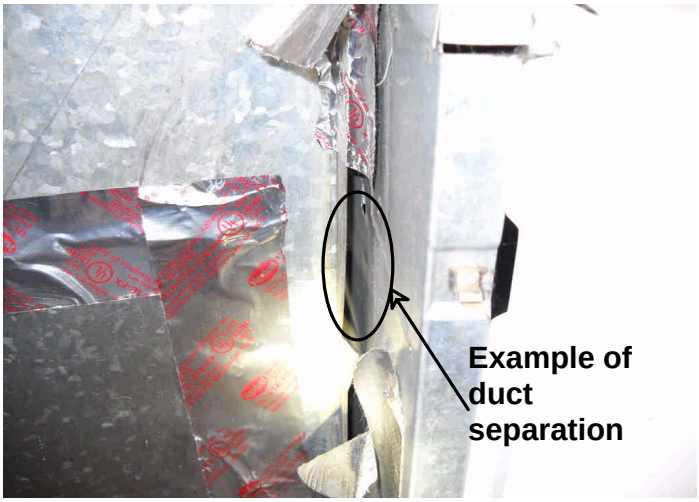
7.5 There are gaps and leaks in the return air system. The furnace is drawing dirty air into the system. This will increase your energy consumption, reduce your comfort, and contribute to a dirtier home. Sealing the leaks and gaps in the system will help to minimize those effects

Registers

7.6 There is debris visible at some of the registers. We recommend a complete vacuuming of the duct system prior to closing to remove whatever debris may be in the system

Metal Ducting

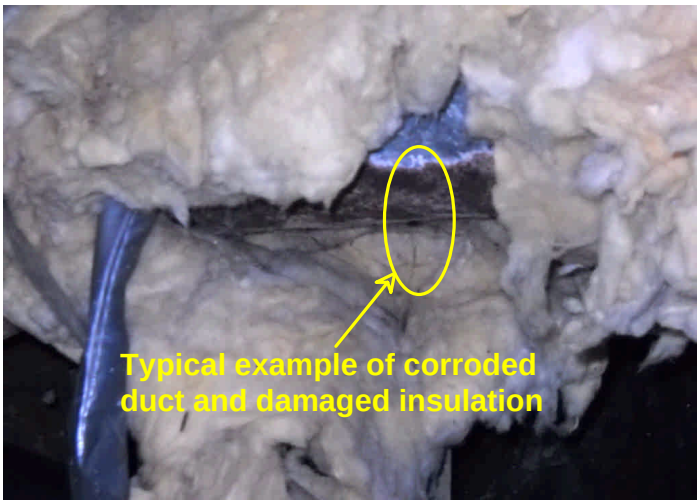
7.7 There are disconnected ducts. Heat is being discharged into the crawlspace, rather than distributed through the home. We recommend consulting an HVAC contractor prior to closing to correct as appropriate to help ensure that the system is operating properly. We also recommend consulting a duct vacuuming service to vacuum the ducts to remove any debris or vermin that might have entered the system through the damaged duct



7.8 There are multiple gaps at the seams and joints. Sealing these gaps will help reduce energy consumption and contribute to a healthier indoor air quality. We recommend consulting an HVAC contractor to correct as appropriate to help eliminate the leakage.

7.9 Portions of the insulation are loose, damaged, missing, or otherwise ineffective. Intact and properly installed insulation will help control your energy expenses. We recommend consulting an HVAC contractor to remove and replace the damaged, missing, and inadequately installed insulation prior to closing

7.10 The ducts are moisture damaged. There is corrosion visible on the ducts. This can result in an unhealthy air quality within the home. It can also contribute to higher energy expenses as air is lost through the damaged walls of the ducts.The corrosion will continue to progress. We recommend consulting an HVAC contractor to assess the situation, and correct as appropriate to eliminate the source of the corrosion, and ensure the system is operating safely and properly.



Forced air electric wall heaters

Forced air electric wall heaters

7.11 The laundry unit is inoperative and should be repaired or replaced as appropriate to ensure that the room has an adequately sized, functional heat source

Living

Living Room

Outlets

9.1 There are ungrounded receptacles. This is typical of homes of this era. You may wish to consult an electrician to update the system to bring it into compliance with current standards

Free standing wood stove

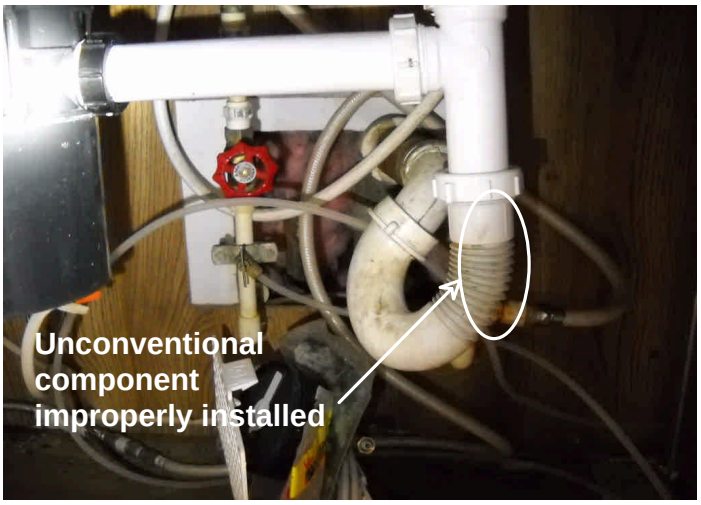
9.2 Free-standing wood burning fireplaces are typically lined with a specialized brick. These bricks help to keep the heat of the fire from warping and cracking the steel casing of the fireplace. The lining of this unit is deteriorated. Bricks are damaged and missing. There is some corrosion to the damper and baffle assembly. We recommend consulting a fireplace installer prior to closing to correct as appropriate to help ensure the system is safe to operate.

Kitchen

Kitchen

Trap and Drain

10.1 The sink employs an unconventional flexible drainpipe that could contribute to blockages. The component is improperly installed. We recommend consulting a plumber to correct as appropriate prior to closing



Dishwasher

10.2 The dishwasher lacks a visible anti-siphon device. This creates a potential health hazard. It also may impair the effective draining of the dishwasher. We recommend consulting a plumber prior to closing to correct as appropriate to ensure that the dishwasher has a properly functioning anti-siphon device

10.3 The dishwasher did not progress through its cycles. We recommend consulting an appliance technician to correct as appropriate prior to closing to ensure the unit operates properly prior to closing

10.4 The dishwasher is not properly secured to the cabinet. The door does not close properly. We recommend consulting an appliance technician prior to closing to correct as appropriate to ensure the unit is properly secured to the cabinets, and that the unit operates properly

Exhaust Fan or Downdraft

10.5 The ceiling mounted exhaust fan does not respond properly to the control switch. We recommend consulting an appliance technician prior to closing to correct as appropriate to ensure that the exhaust system operates properly

Outlets

10.6 The countertop outlets lack ground fault circuit interrupter (GFCI) protection. This is a potential safety hazard. Current standards require GFCI protection at all countertop receptacles. Such protection was not required at the time these receptacles were installed. We recommend consulting a licensed electrician prior to closing to install operable GFCI protection in the appropriate locations

10.7 The ground fault circuit interruption (GFCI) protection did not respond properly. We recommend consulting an electrician prior to closing to correct as appropriate to ensure that there is operable GFCI protection at all appropriate locations within the kitchen.

10.8 The receptacles are ungrounded. This is typical of homes of this era. You may wish to consult an electrician to correct as appropriate to bring the home into compliance with current standards.

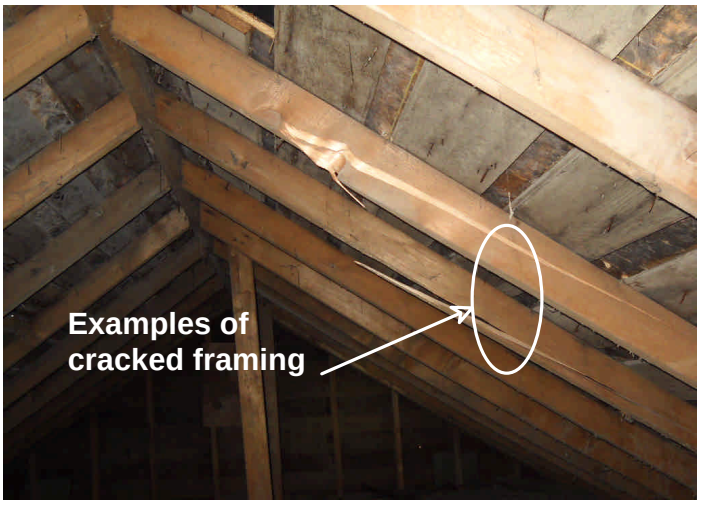
Attic

Primary Attic

Framing

13.1 There is sagging sheathing. This is unusual. The cause is not obvious. We recommend consulting a roof contractor to assess the condition and correct as appropriate to restore and maintain the integrity of the roof framing and sheathing

13.2 There are cracked rafters. Repairs are needed. We recommend consulting an appropriately licensed and insured contractor prior to closing to correct as appropriate to restore the integrity of the framing system.



Electrical

13.3 Knob and tube wiring is present. This is an obsolete technology that can be a safety hazard if it has been damaged or improperly installed. It is not fully visible. Some portions of the system may have already been abandoned. There are some portions of the system in which the sheathing has been damaged, exposing the wires. This is a potential safety hazard. We recommend consulting an appropriately licensed and insured electrician prior to closing to assess the wiring and correct as appropriate to ensure that the electrical system is operating properly and is safe to operate

Bedrooms

1st Guest Bedroom

Smoke Detector

14.1 There is no smoke detector. We recommend installing an operable unit in each bedroom

2nd Guest Bedroom

Smoke Detector

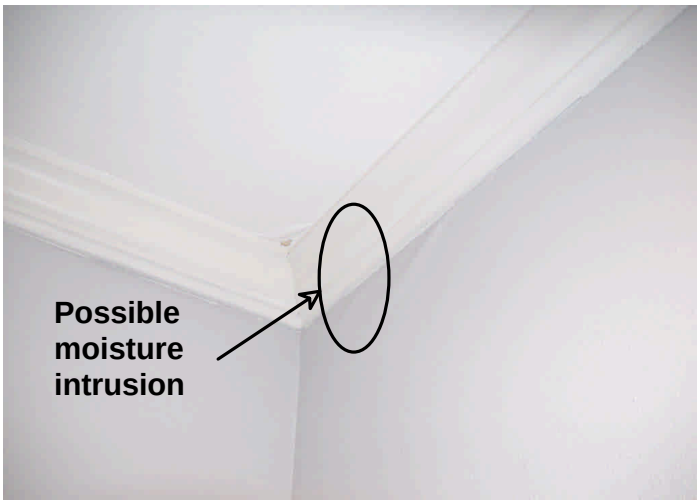
14.2 There is no smoke detector. We recommend installing an operable unit in each bedroom

Bathrooms

Main Hallway Bathroom

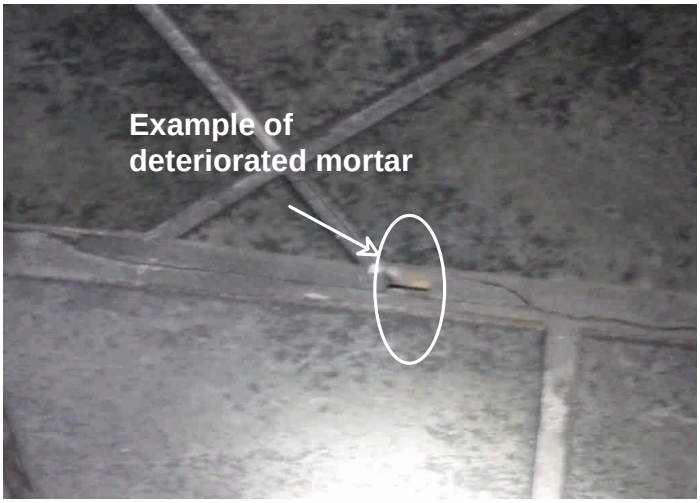
Walls & Ceiling

15.1 The wall apperas to be moisture damaged. We recommend consulting an appropriately qualified contractor to locate and eliminate the source(s) of the moisture, remove and replace any damaged components, and restore the affected area(s) to as-new condition.



Stall Shower

15.2 There are open grout-joints in the stall shower tiles that should be sealed to prevent moisture damage.



Toilet

15.3 The toilet is loose. There is a risk that the wax ring has been damaged. This could lead to moisture damage to the floor framing components. There is no visible evidence of damage or leakage. We recommend consulting an appropriately qualified professional to remove the toilet and replace the damaged ring. Any damaged floor framing components exposed during this process should also be removed and replaced. The affected areas should be restored to as-new condition. The toilet should be properly secured to the floor. This project should be completed prior to closing

Laundry

Laundry Room

Outlets

16.1 The receptacles at the sink are functional. They lack ground fault circuit interrupter (GFCI) protection. This may not have been required at the time the receptacles were installed. It is required by current standards. This is a potential safety hazard. We recommend installing operable GFCI protection at the receptacles.

16.2 The receptacle is ungrounded. This is typical of homes of this era. You may wish to consult an electrician to correct as appropriate to bring the system into compliance with current standards

Garage

Attached carport

Lights

17.1 The pull-down ladder leading to the attic is damaged. It is unsafe to use. We recommend replacing the unit