



Inspection Report

Samuel Chien

Property Address:
1018 23rd Ave. E
Seattle WA 98112



Coastline Home Inspections

Rob Renfro
11014 19th Ave. SE PMB #74
Everett, WA 98208
425-357-0956

Table of Contents

[Cover Page](#)

[Table of Contents](#)

[Intro Page](#)

[1 Grounds](#)

[2 Exterior](#)

[3 Structural Components](#)

[4 Roofing / Chimneys / Roof Structure and Attic](#)

[5 Plumbing System](#)

[6 Heating / Central Air Conditioning](#)

[7 Electrical System](#)

[8 Interior](#)

[9 Garage](#)

[10 Kitchen Components and Laundry](#)

[11\(A\) Hall Bath](#)

[11\(B\) Upstairs Bath](#)

[11\(C\) Downstairs Bath](#)

[General Summary](#)

[Invoice](#)

[Agreement](#)

Date: 3/11/2017	Time: 08:30 AM	Report ID: CHI8782
Property: 1018 23rd Ave. E Seattle WA 98112	Customer: Samuel Chien	Real Estate Professional:

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.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

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

Not Present (NP) = This item, component or unit is not in this home or building.

Not Visible (NV) = This item, component, unit or location was not visible at the time of inspection.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

All homes are likely to have some faults which may range from cosmetic defects to major safety issues. Not all defects will be found. While some minor deficiencies may be mentioned, the emphasis of this report is to inform the buyer of the condition of the property by detecting deficiencies or situations that may affect the integrity of the building and its components.

This home is older than 50 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. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. 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 on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. 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 for any repairs or further inspection.

Age Of Home:
Over 100 Years

Weather:
Cloudy, Light Rain

Temperature:
Below 50

Rain in last 3 days:
Yes

Soil Conditions:
Wet

Occupancy Status:
Vacant

1. Grounds

The home inspector shall observe: Decks, balconies, stoops, steps, areaways, porches and applicable railings; Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. 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. Also not included in a home inspection is subterranean drainage, Geological stability, Soil condition, water quality, and any mechanical or remote controlled devices.

Styles & Materials

Appurtenance:

Covered porch
Sidewalk

		IN	NI	NP	NV	RR
1.0	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)					•
1.1	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS					•
IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace		IN	NI	NP	NV	RR

Comments:

1.0 (1) Wood Destroying Organism (WDO): Tree stumps were noted at the front of the home. Tree stumps near the home create a condition that is conducive to wood destroying organisms such as wood rot, termites and carpenter ants. Recommend removal of the stumps at these locations.



1.0 Item 1(Picture) Tree stump



1.0 Item 2(Picture) Tree stump


1.0 (2) Repair/Replace: Large cracks and evidence of movement were noted on the retaining wall adjacent to the vehicle door. Recommend further evaluation and repairs by a licensed contractor to prevent further movement and potential failure of the wall.



1.0 Item 3(Picture) Damaged retaining wall



1.0 Item 4(Picture) Damaged retaining wall

 **1.1 (1) Safety: Repair/Replace:** The steps at the rear of the home are in need of replacing. Also, the balcony is leaning and wood rot was noted at several locations. The current condition of the steps and balcony is considered a safety hazard and new steps and balcony, constructed to current industry standards, should be installed to prevent potential failure or accidental injury.




1.1 Item 1(Picture) Settled steps/openings too large



1.1 Item 2(Picture) Settled balcony



1.1 Item 3(Picture) Wood rot


 **1.1 (2) Repair/Replace:** Evidence of settling was noted on the sidewalk along the left side of the home. Recommend further evaluation and repairs by a licensed concrete contractor to prevent further settling and potential water intrusion into the basement.



1.1 Item 4(Picture) Settled sidewalk



1.1 Item 5(Picture) Evidence of settling

 **1.1 (3) Safety:** When inspected from the garage, the openings are too large on the guardrails located at the rear yard. Under current standards, no more than a 4" opening is permitted at this location. Recommend repairs as an upgrade to prevent accidental falls.



1.1 Item 6(Picture) Spacing too wide

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Eaves, soffits, and fascias; and vegetation with respect to their effect on the condition of the building. 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; 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; 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.

Styles & Materials

Siding Material:

Potentially asbestos slate shingle

Siding Style:

Shakes

Water Pressure:

Serviceable
Minimal


		IN	NI	NP	NV	RR
2.0	WALL CLADDING FLASHING AND TRIM					•
2.1	WINDOWS/DOORS					•
2.2	EAVES, SOFFITS AND FASCIAS	•				
2.3	Doorbell	•				
2.4	PLUMBING WATER FAUCETS (hose bibs)	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace

IN NI NP NV RR

Comments:

2.0 (1) Monitor/ Repair/Replace: The subject home was constructed prior to 1978. Homes built earlier than 1978 are more likely to contain lead in their interior and exterior paint. Typically, lead paint is not a problem unless it becomes air born. It is not recommended that the interior and exterior paint of the home be sanded. If removal is desired, the paint can be tested and removed by a licensed lead remediation company.

 **2.0 (2) Repair/Replace:** What appeared to be asbestos tiles were installed on the exterior of the home. The asbestos in the siding poses no health danger as long as the siding is in place and not damaged. However, scraping the siding to clean prior to painting can release asbestos fibers. New siding can be installed over the existing, however removal would create a hazardous condition and proper removal and disposal would be required. At the time of inspection, considerable damage was noted to the wall cladding at many locations. It is recommended that a licensed siding contractor familiar with asbestos tiles be contacted to evaluate and make repairs as needed.



2.0 Item 1(Picture) Damaged siding



2.0 Item 2(Picture) Damaged siding



2.0 Item 3(Picture) Damaged siding



2.0 Item 4(Picture) Damaged siding



2.0 Item 5(Picture) Damaged siding



2.0 Item 6(Picture) Damaged siding



2.0 Item 7(Picture) Damaged siding



2.0 Item 8(Picture) Opening in siding




2.0 Item 9(Picture) Damaged siding



2.0 Item 10(Picture) Damaged siding



2.0 Item 11(Picture) Damaged siding

 **2.0 (3) Repair/Replace: Wood Destroying Organism (WDO):** Wood rot and damp wood termite damage was noted at the front left corner of the porch where a downspout terminates against the siding. Recommend replacing damaged wood back to the point of sound lumber.



2.0 Item 12(Picture) Damp wood termite damage

2.0 (4) Maintenance, Wood Destroying Organism (WDO): Inadequate clearance and contact between the earth and the siding was noted at several locations around the home. It is recommended that a minimum of 6" clearance between earth and siding be maintained at all times. This condition is conducive to Wood Destroying Organisms such as rot fungus and carpenter ants. Recommend maintaining a 6" clearance between siding and soil/cement at all locations.

2.1 (1) Repair/Replace: Wood Destroying Organism (WDO): The paint on the windowsills was worn and wood rot was noted at several locations on the window trim/sills on the right side of the home. Recommend replacing all damaged window trim back to the point of sound lumber, prepping, priming and painting the trim to prevent future damage.



2.1 Item 1(Picture) Worn paint



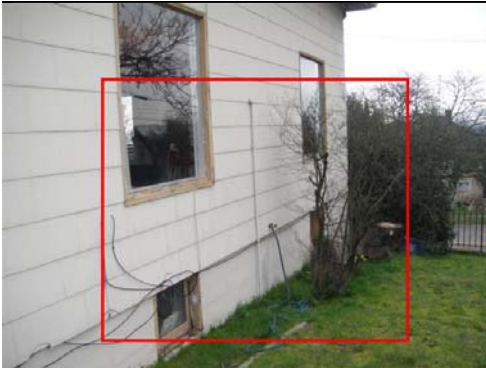
2.1 Item 2(Picture) Worn paint



2.1 Item 3(Picture) Wood rot



2.1 Item 4(Picture) Wood rot



2.1 Item 5(Picture) Locations of worn paint/wood rot

2.1 (2) Maintenance: The glass was missing on a basement window located at the front left corner of the home. Recommend installing a window at this location.



2.1 Item 6(Picture) Missing window

2.4 Maintenance: The hose faucet located at the right side of the home leaked at the valve stem when tested. Recommend tightening the nut, replacement of the stem washer or replacing valve as needed.

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 recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. 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.

Styles & Materials


Foundation: Poured concrete	Seismically Restrained: No	Method used to observe Crawlspce: No crawlspace Basement
Floor Structure: Cement Slab	Wall Structure: Wood	

		IN	NI	NP	NV	RR
3.0	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.)					•
3.1	WALLS (Structural)	•				
3.2	FLOORS (Structural)	•				
3.3	VENTILATION OF FOUNDATION AREA (crawlspce or basement)			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace

IN NI NP NV RR

Comments:

 **3.0 (1) Repair/Replace:** Evidence of water intrusion was noted at several locations in the remodeled/under construction portion of the basement. Recommend contacting a licensed contractor familiar with water intrusion into crawlspaces to evaluate and make repairs as needed, potentially installing subsurface drainage around the exterior perimeter of the home to prevent future intrusion.



3.0 Item 1(Picture) Evidence of water intrusion



3.0 Item 2(Picture) Evidence of water intrusion

3.0 (2) Repair/Replace: Wood Destroying Organism (WDO): Evidence of water intrusion was noted into the basement along the right rear corner of the home. Water stains and what appeared to be mold growth was noted on drywall at many locations and water stains were noted on the floor. When inspected from the exterior, water is overshooting/infiltrating behind the gutters at this location and is likely contributing to the water intrusion. It is recommended that a licensed contractor familiar with water intrusion be contacted to evaluate and make repairs as needed, remediation or removing all soiled drywall to prevent future growth.



3.0 Item 3(Picture) Evidence of water intrusion



3.0 Item 4(Picture) Evidence of water intrusion



3.0 Item 5(Picture) Potential mold growth



3.0 Item 6(Picture) Potential mold growth



3.0 Item 7(Picture) Potential mold growth

3.1 Maintenance: Non-pressure-treated lumber was being used to support the window well located along the right interior wall the basement. Recommend replacing with pressure-treated to prevent potential damage to the support.



3.1 Item 1(Picture) Non-pressure-treated lumber



3.1 Item 2(Picture) Location of non-pressure-treated wood

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 licensed, qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. 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.

Styles & Materials

Roof-Type:

Hip

Roof Covering:

3-Tab Asphalt Composition

Viewed roof covering from:

Ladder

Not walked on

General Condition of Roof:

At end of its lifespan

Chimney (exterior):

Brick

Roof Ventilation:

Minimal

Roof Structure:

Not visible

Ceiling Structure:

Not visible

Attic Insulation:

Not visible

		IN	NI	NP	NV	RR
4.0	ROOF COVERINGS					•
4.1	ROOF DRAINAGE SYSTEMS (gutters and downspouts)					•
4.2	ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)				•	
4.3	ROOF VENTILATION	•				
4.4	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)				•	
4.5	INSULATION IN ATTIC				•	

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace

IN NI NP NV RR

Comments:

4.0 (1) Photos of roof.



4.0 Item 1(Picture) Roof



4.0 Item 2(Picture) Roof




4.0 Item 3(Picture) Roof



4.0 Item 4(Picture) Roof



4.0 Item 5(Picture) Roof

 **4.0 (2) Repair/Replace:** The asphalt composition roofing material is at the end of its useful life. Missing granules, damaged shingles and improper/no visible flashing insulation was noted at many locations. It is recommended that a licensed roofing contractor evaluate and installing new roof, making repairs to all flashings and penetrations as needed to prevent further damage and potential water intrusion.



4.0 Item 6(Picture) Improper flashing installation



4.0 Item 7(Picture) Improper flashing installation



4.0 Item 8(Picture) Damaged ridge shingles



4.0 Item 9(Picture) Flashing needed



4.0 Item 10(Picture) Damaged shingle



4.0 Item 11(Picture) Damaged shingles



4.0 Item 12(Picture) Damaged shingles



4.0 Item 13(Picture) Damaged shingles

4.1 (1) Repair/Replace: Wood Destroying Organism (WDO): Overall, the gutters and downspouts are in need of replacing. Gutters were sagging, full of debris, allowing water intrusion behind the gutters and damaged at many locations. Recommend contacting a licensed gutter installation contractor to install new gutters and downspouts as needed to prevent further damage and water intrusion into the basement.



4.1 Item 1(Picture) Poor downspout termination



4.1 Item 2(Picture) Loose strap/disconnected downspout



4.1 Item 3(Picture) Evidence of water splashing against home



4.1 Item 4(Picture) Damaged gutter



4.1 Item 5(Picture) Evidence of water infiltrating behind gutter



4.1 Item 6(Picture) Locations of water infiltration



4.1 Item 7(Picture) Sagging gutters

4.1 (2) Repair/Replace: The downspout located at the left rear corner of the home terminates into the concrete walk and into the soil adjacent to the foundation wall. Recommend further evaluation and repairs by a licensed contractor to prevent further water from discharging against the home. When inspected from the interior, efflorescence (mineral salts pushing through the foundation) was noted at this location.



4.1 Item 8(Picture) Downspout terminates adjacent to foundation

4.3 Monitor: Minimal attic ventilation was noted at the time of inspection. Under current standards it is recommended that a minimum of 1 square foot of ventilation be supplied for every 150 square feet of attic area.

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 inspection and weather conditions. 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.

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.

Styles & Materials

Plumbing Water Supply (into home):

Copper
Not fully visible

Plumbing Waste Line:

Cast iron
ABS

Plumbing Water Distribution (inside home):

Galvanized
Copper
PEX

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

50 Gallon (2-3 people)

Water Heater Manufacturer:

LOCHINVAR

		IN	NI	NP	NV	RR
5.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•				
5.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES					•
5.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS					•
5.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•				
5.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)					•

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace

IN NI NP NV RR

Comments:

5.0 (1) Maintenance: What appeared to be an open waste line was noted in the basement. Recommend removal of the waste line at this location to prevent sewer gases from entering the home.



5.0 Item 1(Picture) Open waste line

5.0 (2) Monitor/ Repair/Replace: A drum trap was noted in the main floor bathroom. The trap is servicing the bathtub. Drum traps are no longer used as they are not vented and have a tendency to leak. Recommend evaluation and replacement of the drum trap by a licensed plumbing contractor.

5.1 (1) Maintenance: Monitor: The subject home was vacant at the time of inspection and fixtures and faucets had not been used for an extended period of time. When a home is vacant for a long period of time, rubber seals and gaskets and fixtures dry out and are prone to cracking and leaks. Recommend monitoring all fixtures and faucets during normal use, making repairs to leaks as needed.

5.1 (2) Repair/Replace: Corrosion was noted between a shut off valve and galvanized pipe at the left rear corner of the basement. Recommend replacing the damaged pipe at this location to prevent potential leaks.



5.1 Item 1(Picture) Corrosion on galvanized pipe

🏠 5.1 (3) **Repair/Replace:** Flexible water supply tubing was being used in the wall cavity to supply water to the washing machine. Recommend removal of the connectors, hard piping water with shutoff valves behind the washing machine by a licensed plumbing contractor.



5.1 Item 2(Picture) Nylon tubing used in wall cavity

🏠 5.1 (4) **Monitor/ Repair/Replace:** Portions of the homes water supply pipes were galvanized. Galvanized supply pipes are no longer used in construction. Over time mineral deposits buildup in the interior of the pipe restricting the water flow. The average lifespan of galvanized pipe is between 40-50 years. Recommend budgeting for replacement of the remainder of galvanized pipes in the home.

🏠 5.1 (5) **Repair/Replace:** The water pressure over-all is weak but did pass "functional flow." Which is determined by running water in the sink and shower while toilet is flushed. If shower spray remains, it passes. A possible reason for weak volume or pressure could be old galvanized piping that is corroded inside. If so, this problem will eventually become worse.

🏠 5.2 (1) **Safety: Repair/Replace:** A proper connector is needed where the vent pipe from the water heater enters the vent pipe for the furnace in the basement. Recommend further evaluation and repairs by a licensed plumbing contractor to prevent noxious gases from entering the home.



5.2 Item 1(Picture) Connector needed

🏠 5.2 (2) **Safety:** When tested the water temperature exceeded 120 degrees. According to the Consumer Product Safety Commission, an adult can receive a third degree burn when the water temperature is at 130 degrees. Recommend setting the temperature dial on the hot water heater to no more than 120 degrees.




5.2 Item 2(Picture) Water temperature too high

5.3 The water main shutoff valve is located in the basement.



5.3 Item 1(Picture) Water main shutoff

 **5.4 (1) Repair/Replace:** Gas is currently being used as the energy source for heat system but it is evident that oil was once used. I did not look for or find the oil barrel or did not determine whether oil barrel remains on property. Recommend confirmation from the seller that the tank has been decommissioned prior to the close of escrow.

5.4 (2) Maintenance: A water shutoff valve has been installed at the gas pipe located beneath the cooktop in the kitchen. Recommend replacing the water valve with a quarter turn gas valve by a qualified person.



5.4 Item 1(Picture) Gas valve needed

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. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. 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. 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.

Styles & Materials

Heat Type:
Forced Air

Energy Source:
Gas

Brand Name:
Carrier

Number of Heat Systems (excluding wood):
One

Filter Type:
Disposable

BTU's:
125,000

		IN	NI	NP	NV	RR
6.0	HEATING EQUIPMENT					•
6.1	NORMAL OPERATING CONTROLS	•				
6.2	AUTOMATIC SAFETY CONTROLS			•		
6.3	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)					•
6.4	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				
6.5	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•				
6.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			•		
6.7	GAS/LP FIRELOGS AND FIREPLACES			•		
IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace		IN	NI	NP	NV	RR

Comments:

6.0 (1) Repair/Replace: Monitor: The forced air gas furnace was manufactured in 1985 making the unit 32 years of age. The average lifespan of an gas forced air furnace is approximately 15-18 years. This unit is nearing the end of its useful life and may require repairs and or replacement in the near future.

6.0 (2) Safety: A gas leak was noted on a the union located inside the furnace. Recommend repairs by a licensed HVAC technician to prevent further leaks.



6.0 Item 1(Picture) Gas leak noted

6.0 (3) Repair/Replace: The forced air furnace does not appear to have been serviced according to the manufacturer's instructions. Most manufacturers recommend servicing the furnace once a year. Recommend servicing and repairs as needed by a qualified HVAC technician.

6.3 (1) Repair/Replace: An opening was noted in the chimney bricks behind the water heater. Recommend repairs to the chimney to prevent noxious gases from spilling into the basement.



6.3 Item 1(Picture) Opening in chimney

6.3 (2) Maintenance: Recommend the installation of a rain cap on the chimney flues to prevent water intrusion from into the chimney chase.



6.3 Item 2(Picture) Rain cap needed

6.4 (1) Maintenance: The filter was in need of replacement at the time of inspection. Recommend changing the air filters on the forced air furnace. These filters should be changed every 3 months and checked every month during the heating seasons.



6.4 Item 1(Picture) Location of filter

6.4 (2) Maintenance: When inspected from the interior registers, debris was noted in several heat distribution ducts. Recommend cleaning the ducts by qualified person or contacting a duct cleaning company as needed.

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. 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 Smoke detectors. 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. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; 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.

Styles & Materials

Electrical Service Conductors:

Overhead service
Aluminum
220 volts

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper
Tin coated copper

Electric Panel Manufacturer:

SIEMENS

Wiring Methods:

Romex
Knob and Tube
Conduit

Grounding/Bonding Cables:


Not Visible


		IN	NI	NP	NV	RR
7.0	SERVICE ENTRANCE CONDUCTORS	•				
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS					•
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE					•
7.3	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)					•
7.4	POLARITY AND GROUNDING OF ELECTRICAL RECEPTACLES					•
7.5	LOCATION OF MAIN AND DISTRIBUTION PANELS	•				
7.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)					•
7.7	CARBON MONOXIDE DETECTORS					•

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace

IN NI NP NV RR

Comments:

 **7.1 (1) Safety:** I did not see a bond/ground wire on metal plumbing. If there is not one then I recommend a ground wire and clamp be installed on metal plumbing line within five feet from where plumbing line enters home. Recommend evaluation and repairs by a licensed electrical contractor.

 **7.1 (2) Safety:** Openings in the deadfront cover were noted at the main panel. Recommend the installation of breaker twist out covers at this location to prevent accidental contact with live electrical components.



7.1 Item 1(Picture) Breaker twist out cover needed

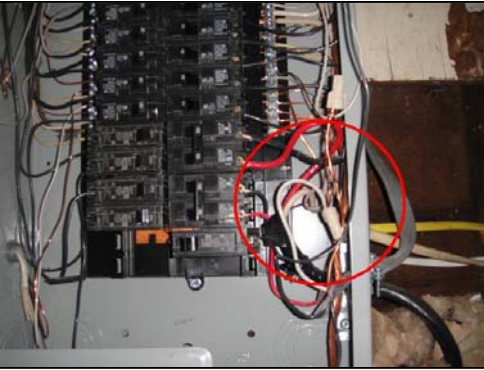
7.1 (3) Maintenance: Recommend the installation of a breaker lockout on the dishwasher breaker in the electrical panel to ensure the power can be locked off as needed.

7.2 (1) **Maintenance:** Nonprofessional installation of Romex was noted above the furnace in the basement. Recommend proper installation by a licensed electrician.



7.2 Item 1(Picture) Nonprofessional installation

7.2 (2) **Repair/Replace:** Neutral wires of different gauges were wired nutted together and installed onto a 30 amp breaker in the electrical panel. One of the wires is not rated for 30 amps. Recommend further evaluation and repairs by a licensed electrician.



7.2 Item 2(Picture) Improper wire size

7.2 (3) **Repair/Replace:** A 14 gauge wire was installed on a 20 amp breaker in the main panel. A 20 amp breaker requires a minimum of a 12 gauge wire to prevent overheating of the wire. Recommend either replacement of the 20 amp breaker with a 15 amp, or replacement of the 14 gauge wire with a 12 gauge. Recommend evaluation and repairs by a licensed electrical contractor.



7.2 Item 3(Picture) Improper wire size

7.2 (4) **Safety:** Electrical cords and exposed wiring was noted in the entry closet. Recommend removal of the extension cord/wiring, installing electrical at this location according to current industry standards by a licensed electrician.



7.2 Item 4(Picture) Hanging electrical in entry closet

7.2 (5) Maintenance: Romex is installed subject to damage at many locations in the home. When electrical is installed beneath 8 feet, it should be in conduit to prevent accidental damage.



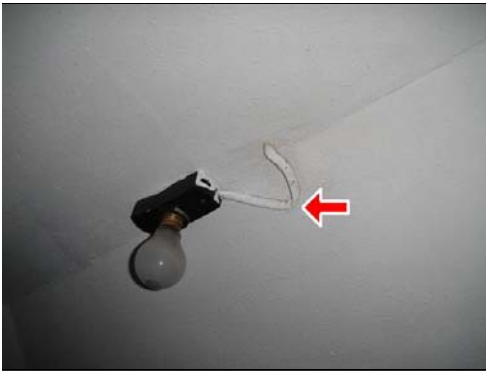
7.2 Item 5(Picture) Electrical subject to damage



7.2 Item 6(Picture) Electrical subject to damage



7.2 Item 7(Picture) Electrical subject to damage



7.2 Item 8(Picture) Electrical subject to damage




7.2 Item 9(Picture) Electrical subject to damage



7.2 Item 10(Picture) Electrical subject to damage




7.2 Item 11(Picture) Electrical subject to damage

 **7.2 (6) Safety:** Exposed electrical wires were noted beneath the kitchen sink. Romex is not permitted to be installed at this location. Recommend removal of the wiring, installing new electrical to current standards by a licensed electrician to prevent accidental contact with live electrical wiring.




7.2 Item 12(Picture) Exposed electrical under kitchen sink

 **7.2 (7) Repair/Replace:** Although not visible, as a result of many two-pronged and non-grounded receptacles, it is suspected that knob and tube wiring exists in the home. According to the state of Washington knob and tube wiring is allowed if the wiring is evaluated by a licensed electrical contractor prior to the installation of insulation and a report is on file with the county. It should also be noted that some insurance carriers will not ensure a home that has knob and tube wiring. It is recommended that the knob and tube wiring be evaluated and repaired or replaced if necessary by a licensed electrical contractor.

See <http://apps.leg.wa.gov/WAC/default.aspx?cite=296-46B-394> for additional information.

7.2 (8) Maintenance: Several circuit breakers in main panel are of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label.

 **7.3 (1) Repair/Replace: Safety:** Electrical installation was incomplete at many locations in the basement and exposed wires were present. Recommend further evaluation and completing the installation by a licensed electrical contractor.




7.3 Item 1(Picture) Hanging light fixture



7.3 Item 2(Picture) Exposed electrical wires




7.3 Item 3(Picture) Loose receptacle

 **7.3 (2) Repair/Replace:** When tested, and open neutral was noted at one receptacle located in the basement. Recommend further evaluation and repairs by a licensed electrician.




7.3 Item 4(Picture) Open neutral

 **7.3 (3) Repair/Replace:** Recommend the installation of a GFCI receptacle located in the upstairs bathroom adjacent to the sink by a licensed electrician.



7.3 Item 5(Picture) GFCI protected receptacle needed

7.3 (4) Maintenance: Several lights were not operational at the time of inspection. Recommend replacing the bulbs, contacting an electrical contractor to evaluate and repair if lights fail to operate.

 **7.4 (1) Safety:** When tested, the following outlets were not grounded: Several in the basement and home. It appears the original two pronged receptacles have been replaced with three pronged, however no ground wire was installed at this receptacles. Without grounded outlets, there is a potential for shock at these locations. Recommend replacing the three pronged outlets with a Ground Fault Circuit Interrupter (GFCI) outlets or installing a ground wire to the subject outlets. Recommend evaluation and repairs by a licensed electrical contractor.




7.4 Item 1(Picture) No ground protection



7.4 Item 2(Picture) No ground protection




7.4 Item 3(Picture) No ground protection

 **7.4 (2) Safety:** Two pronged receptacles were noted at many locations in the home. Two pronged receptacles are considered obsolete and do not offer ground protection. Recommend either installing GFCI (Ground Fault Circuit Interrupters) or installing three pronged receptacles and adding a ground wire to these locations.

7.5 The main electrical panel is located in the basement.




7.5 Item 1(Picture) Main electrical panel

 **7.6 (1) Safety/ Repair/Replace:** The following receptacles were not ground fault circuit interrupter (GFCI) protected: one in the main floor bathroom. GFCI's are currently required at all locations within 6' of a water source including the garage and exterior. GFCI's are intended to protect someone from electrical shock. This home was built prior to the requirement of GFCI outlets in some locations, however it is recommended that GFCI's be installed by a licensed electrical contractor as an upgrade.




7.6 Item 1(Picture) No ground or GFCI protection

 **7.6 (2) Safety:** A GFCI receptacle located in the kitchen failed to trip and lose power when tested. Recommend further evaluation and repairs by a licensed electrician.



7.6 Item 2(Picture) GFCI failed to trip

 **7.7 Safety:** There is no carbon monoxide detector installed in the home. Recommend the installation of carbon monoxide testers on each level of the home according to the manufacturers installation instructions.

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. 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. Interior

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.

Styles & Materials**Doors (Entry):**

Wood

Ceiling Materials:

Drywall
Plaster
Ceiling Tile

Wall Material:

Drywall
Plaster

Floor Covering(s):

Vinyl
Wood
Tile

Interior Doors:

Raised panel
Wood

Window Types:

Awning
Single pane
Single-hung
Wood
Picture

Smoke Detectors:

None

	IN	NI	NP	NV	RR
8.0 DOORS (Entry)	•				
8.1 WALLS					•
8.2 CEILINGS	•				
8.3 STEPS, STAIRWAYS, BALCONIES and RAILINGS					•
8.4 FLOORS					•
8.5 DOORS (REPRESENTATIVE NUMBER)					•
8.6 DOORS (Exterior)					•
8.7 WINDOWS (REPRESENTATIVE NUMBER)					•
8.8 SMOKE DETECTORS					•

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace

IN NI NP NV RR


Comments:

8.0 Maintenance: The weatherstripping was worn/damaged at the entry door. Recommend installation new weatherstripping to prevent heat loss at this location.

8.1 (1) Maintenance: Holes were noted in the walls of bedroom 2 and 3 upstairs. Recommend repairs to the walls by a qualified person.



8.1 Item 1(Picture) Damaged wall


 **8.1 (2) Safety:** Plexiglass of been installed from floor to ceiling at one location in an upstairs bedroom. The Plexiglass is installed above the stairwell creating a fall hazard. Recommend repairs by a licensed contractor to prevent potential injury should someone fall through the Plexiglass.



8.1 Item 2(Picture) Plexiglas wall




8.1 Item 3(Picture) Location of wall

 **8.3 Safety:** The spacing on the baluster on the interior stairs was too wide. Under current industry standards, it is recommended that no more than a 4 3/8" space be between each baluster. The current condition is a safety hazard and should be corrected as an upgrade.



8.3 Item 1(Picture) Spacing too wide

 **8.4 (1) Repair/Replace: Wood Destroying Organism (WDO):** It was mentioned at the time of inspection that the main floor toilet overflowed recently. When tested with a moisture meter, levels of moisture greater than 30% were noted beneath the vinyl flooring at this location. When the moisture content of wood exceeds 20%, wood rot and mold growth will occur. It is recommended that the vinyl flooring be removed and replaced at this location, allowing the subfloor to dry to prevent potential mold growth.



8.4 Item 1(Picture) High levels of moisture

8.4 (2) **Maintenance:** Several tiles were crack adjacent to the upstairs toilet. Recommend replacing the damaged tiles by a qualified person.



8.4 Item 2(Picture) Cracked tiles

8.5 (1) **Maintenance:** The door hardware was loose and missing at several locations in the home. Recommend installing door hardware as needed.

8.5 (2) **Maintenance:** The door to the upstairs closet and bedroom #1 would not remain in a stationary position. Recommend adjustments as desired.

8.5 (3) **Maintenance:** The door to bedroom #2 upstairs rub the jamb and would not close. Recommend adjusting the door as needed.

8.6 (1) **Safety:** Under current industry standards, the glass on the exterior door in the laundry room and window adjacent to the door would be tempered/safety glass to prevent injury in the event of breakage. Recommend replacing the glass as an upgrade.




8.6 Item 1(Picture) Non-tempered glass

8.6 (2) **Safety:** A keyed deadbolt was installed on the rear exterior door. Keyed deadbolts are not permitted on exterior doors as egress is difficult in the event of an emergency. Recommend the installation of a hand thrown deadbolt at this location.




8.6 Item 2(Picture) Keyed deadbolt

 **8.6 (3) Safety:** The rear door to the exterior opens over a step. Under current industry standards, the exterior landing at an exterior doorway shall not be more than 7 3/4" below the top of the threshold, provided the door does not swing over the landing. The current installation is considered a safety hazard as an individual using the door may not realize a step is on the exterior of the door. Recommend repairs to prevent potential injury.




8.6 Item 3(Picture) Door opens over a step

 **8.7 (1) Safety:** The window located in the main floor bedroom would not open creating a safety hazard. Recommend repairs to the window to ensure egress is available in the event of a fire.



8.7 Item 1(Picture) Bedroom window would not open

8.7 (2) Maintenance: The casement window located in bedroom #1 on the main level of the home was screwed shut. Recommend removal of the screw, testing the window for proper operation.

 **8.7 (3) Safety:** The window located above the main floor bathroom tub was not tempered glass. Under current industry standards, when a window is located within 60" of the base of a tub it is required that the glass of the window be tempered to prevent injury in the event of breakage. Recommend replacing the glass with tempered glass as an upgrade.



8.7 Item 2(Picture) Non-tempered glass

8.7 (4) **Maintenance:** The window located in the upstairs bathroom would not open. Recommend repairs as needed.



8.7 Item 3(Picture) Window would not open

8.7 (5) **Repair/Replace:** The sash cords were damaged/missing on windows located in bedrooms 2 and 3 upstairs. Recommend repairs to the windows by a qualified window installation company.



8.7 Item 4(Picture) Sash cord missing



8.7 Item 5(Picture) Location of damaged sash cord



8.7 Item 6(Picture) Damaged sash cord



8.7 Item 7(Picture) Location of damaged cord

8.8 **Safety:** No Smoke detectors were installed in the bedrooms or in the halls adjacent to bedrooms. Under current industry standards, smoke detectors are required in all sleeping areas of the home and in areas adjacent to sleeping areas. Recommend the installation of smoke detectors at these locations.

The interior of the home was inspected and reported on with the preceding 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.

9. Garage

The home inspector will report on the condition of the Garage floor, walls and ceiling; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and if electronic eye sensors are present and operable. The home inspector will inspect all accessible electrical receptacles, water heater and furnaces in the garage. The home inspector is not required to test remote control devices including vehicle door transmitters; move personal belongings; operate damaged, unplugged vehicle doors.

Styles & Materials

Garage Door Type:


One manual

		IN	NI	NP	NV	RR
9.0	GARAGE CEILING/WALLS					•
9.1	GARAGE FLOOR	•			•	
9.2	GARAGE DOOR (S)					•
9.3	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME			•		
9.4	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)			•		
9.5	EXTERIOR DOOR			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace


IN NI NP NV RR

Comments:

 **9.0 (1) Repair/Replace:** Considerable deterioration was noted above the vehicle door on the garage. Recommend further evaluation and repairs by a licensed contractor to prevent further deterioration of the structure.



9.0 Item 1(Picture) Deteriorated garage

 **9.0 (2) Repair/Replace:** Several leaks were noted in the garage ceiling. It is recommended that a licensed contractor familiar with roof top membranes be contacted to evaluate and make repairs to the roof of the garage to prevent further water intrusion.



9.0 Item 2(Picture) Active leaks




9.0 Item 3(Picture) Active leaks



9.0 Item 4(Picture) Location of the garage roof

9.1 Due to the presence of the vehicle, the majority of the garage floor was not visible for inspection.

 **9.2 Repair/Replace: Wood Destroying Organism (WDO):** The vehicle door was worn and in need of replacement. Recommend replacing the vehicle door by a qualified person.

10. Kitchen Components and Laundry

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.

Styles & Materials

Cabinetry:
Wood

Countertop:
Tile

Clothes Dryer Vent Material:
Flexible Metal

Dryer Power Source:
220 Electric

		IN	NI	NP	NV	RR
10.0	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				
10.1	PLUMBING DRAIN AND VENT SYSTEMS	•				
10.2	PLUMBING WATER SUPPLY FAUCETS AND FIXTURES	•				
10.3	RANGES/OVENS/COOKTOPS	•				
10.4	RANGE HOOD	•				
10.5	DISHWASHER	•				
10.6	FOOD WASTE DISPOSER	•				
10.7	MICROWAVE COOKING EQUIPMENT			•		
10.8	LAUNDRY ROOM					•

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace

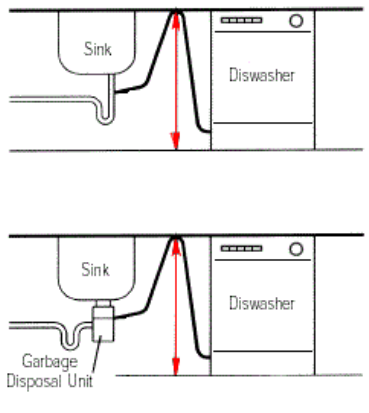
IN NI NP NV RR

Comments:

10.3 Maintenance: The door to the bottom oven would not open. Recommend repairs as needed.

10.5 Maintenance: No air gap or high loop was noted on the dishwasher drain line. A high loop or air gap prevents a back flow into the dishwasher should the sink become clogged. Some dishwashers have a built in check valve to prevent back flow. Recommend rerouting the drain line above the bottom of the sink, and then into the garbage disposal, consulting the manufacturers' installation instructions to determine if a check valve is installed on the unit.


Without an Air Gap



10.5 Item 2(Picture) No high loop installed


10.5 Item 1(Picture) Example of high loop

10.6 Maintenance: Debris was noted in the garbage disposal when tested. Recommend clearing debris and retesting.

 **10.8 (1) Safety:** The dryer duct in the wall cavity was flexible, ribbed metal duct. The installation of flexible, ribbed duct in concealed location is not permitted as it presents a fire hazard due to the accumulation of lint. It is required that the duct be replaced with smooth walled, metal duct, not using screws to secure the lengths of duct but using approved tape to prevent lint accumulation inside the duct.



10.8 Item 1(Picture) Ribbed duct

 **10.8 (2) Repair/Replace:** No standpipe was visible for the washing machine discharge pipe. Recommend the installation of a a standpipe is visible by a licensed plumbing contractor.



10.8 Item 2(Picture) No visible standpipe

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.

11(A) . Hall Bath

		IN	NI	NP	NV	RR
11.0.A	TOILET	•				
11.1.A	SINKS					•
11.2.A	COUNTERS AND CABINETS					•
11.3.A	EXHAUST FAN			•		
11.4.A	BATHTUB	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace

IN NI NP NV RR

Comments:

11.0.A (1) Maintenance: The tank lid was cracked on the toilet located in the hall bathroom. Recommend replacing the toilet by a qualified person.

11.0.A (2) Maintenance: The flush valve allowed water to run continually in the tank of the toilet. Recommend adjusting or replacing the flush valve by a qualified person.

11.1.A Repair/Replace: Wood Destroying Organism (WDO): An active leak was noted at the cold water shutoff valve beneath the sink and the handle was missing. Recommend repairs by a licensed plumbing contractor to prevent further leaks.



11.1.A Item 1(Picture) Active leak/handle needed

11.2.A Repair/Replace: Wood Destroying Organism (WDO): What appeared to be mold growth was noted on the drywall and cabinet beneath the sink in the main floor bathroom. An active leak was present at this location. Recommend removal of all soiled portions of the cabinet and drywall to prevent further growth.



11.2.A Item 1(Picture) Potential mold growth

11.4.A Maintenance: A constant drip was noted at the tub faucet. Recommend repairs to the faucet by a qualified person.

11(B) . Upstairs Bath

		IN	NI	NP	NV	RR
11.0.B	TOILET	•				
11.1.B	SINKS	•				
11.2.B	COUNTERS AND CABINETS	•				
11.3.B	BATHTUB	•				
11.4.B	SHOWER	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace

IN NI NP NV RR

Comments:

11.3.B (1) Maintenance: Recommend installing silicone between the tub spout and the tub enclosure to prevent moisture intrusion.



11.3.B Item 1(Picture) Silicone needed

11.3.B (2) Maintenance: The tub was slow to drain in the bathroom. Recommend clearing the P trap, contacting a licensed plumber if the drain fails to open.

11(C) . Downstairs Bath

		IN	NI	NP	NV	RR
11.0.C	TOILET			•		
11.1.C	SINKS			•		
11.2.C	COUNTERS AND CABINETS			•		
11.3.C	EXHAUST FAN			•		
11.4.C	BATHTUB			•		
11.5.C	SHOWER			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, NV= Not Visible, RR= Repair or Replace

INNI NP NV RR

Comments:

General Summary



**11014 19th Ave. SE PMB #74
Everett, WA 98208
425-357-0956**

Customer
Samuel Chien


Address
1018 23rd Ave. E
Seattle WA 98112

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation, or are a substantial safety hazard.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report. All repairs must be completed by the applicable licensed & bonded trade or profession.

1. Grounds




1.0 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

-  (2) **Repair/Replace:** Large cracks and evidence of movement were noted on the retaining wall adjacent to the vehicle door. Recommend further evaluation and repairs by a licensed contractor to prevent further movement and potential failure of the wall.

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



Repair or Replace

-  (1) **Safety: Repair/Replace:** The steps at the rear of the home are in need of replacing. Also, the balcony is leaning and wood rot was noted at several locations. The current condition of the steps and balcony is considered a safety hazard and new steps and balcony, constructed to current industry standards, should be installed to prevent potential failure or accidental injury.
-  (2) **Repair/Replace:** Evidence of settling was noted on the sidewalk along the left side of the home. Recommend further evaluation and repairs by a licensed concrete contractor to prevent further settling and potential water intrusion into the basement.
-  (3) **Safety:** When inspected from the garage, the openings are too large on the guardrails located at the rear yard. Under current standards, no more than a 4" opening is permitted at this location. Recommend repairs as an upgrade to prevent accidental falls.

2. Exterior


2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

-  (2) **Repair/Replace:** What appeared to be asbestos tiles were installed on the exterior of the home. The asbestos in the siding poses no health danger as long as the siding is in place and not damaged. However, scraping the siding to clean prior to painting can release asbestos fibers. New siding can be installed over the existing, however removal would create a hazardous condition and proper removal and disposal would be required. At the time of inspection, considerable damage was noted to the wall cladding at many locations. It is recommended that a licensed siding contractor familiar with asbestos tiles be contacted to evaluate and make repairs as needed.
-  (3) **Repair/Replace: Wood Destroying Organism (WDO):** Wood rot and damp wood termite damage was noted at the front left corner of the porch where a downspout terminates against the siding. Recommend replacing damaged wood back to the point of sound lumber.

2.1 WINDOWS/DOORS

Repair or Replace

-  (1) **Repair/Replace: Wood Destroying Organism (WDO):** The paint on the windowsills was worn and wood rot was noted at several locations on the window trim/sills on the right side of the home. Recommend replacing all damaged window trim back to the point of sound lumber, prepping, priming and painting the trim to prevent future damage.


3. Structural Components

3.0 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.)

Repair or Replace




3. Structural Components

- (1) **Repair/Replace:** Evidence of water intrusion was noted at several locations in the remodeled/under construction portion of the basement. Recommend contacting a licensed contractor familiar with water intrusion into crawlspaces to evaluate and make repairs as needed, potentially installing subsurface drainage around the exterior perimeter of the home to prevent future intrusion.
-  (2) **Repair/Replace: Wood Destroying Organism (WDO):** Evidence of water intrusion was noted into the basement along the right rear corner of the home. Water stains and what appeared to be mold growth was noted on drywall at many locations and water stains were noted on the floor. When inspected from the exterior, water is overshooting/infiltrating behind the gutters at this location and is likely contributing to the water intrusion. It is recommended that a licensed contractor familiar with water intrusion be contacted to evaluate and make repairs as needed, remediation or removing all soiled drywall to prevent future growth.

4. Roofing / Chimneys / Roof Structure and Attic



4.0 ROOF COVERINGS

Repair or Replace

-  (2) **Repair/Replace:** The asphalt composition roofing material is at the end of its useful life. Missing granules, damaged shingles and improper/no visible flashing insulation was noted at many locations. It is recommended that a licensed roofing contractor evaluate and installing new roof, making repairs to all flashings and penetrations as needed to prevent further damage and potential water intrusion.

4.1 ROOF DRAINAGE SYSTEMS (gutters and downspouts)





Repair or Replace

-  (1) **Repair/Replace: Wood Destroying Organism (WDO):** Overall, the gutters and downspouts are in need of replacing. Gutters were sagging, full of debris, allowing water intrusion behind the gutters and damaged at many locations. Recommend contacting a licensed gutter installation contractor to install new gutters and downspouts as needed to prevent further damage and water intrusion into the basement.
-  (2) **Repair/Replace:** The downspout located at the left rear corner of the home terminates into the concrete walk and into the soil adjacent to the foundation wall. Recommend further evaluation and repairs by a licensed contractor to prevent further water from discharging against the home. When inspected from the interior, efflorescence (mineral salts pushing through the foundation) was noted at this location.

5. Plumbing System



5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

-  (2) **Repair/Replace:** Corrosion was noted between a shut off valve and galvanized pipe at the left rear corner of the basement. Recommend replacing the damaged pipe at this location to prevent potential leaks.
-  (3) **Repair/Replace:** Flexible water supply tubing was being used in the wall cavity to supply water to the washing machine. Recommend removal of the connectors, hard piping water with shutoff valves behind the washing machine by a licensed plumbing contractor.
-  (4) **Monitor/ Repair/Replace:** Portions of the homes water supply pipes were galvanized. Galvanized supply pipes are no longer used in construction. Over time mineral deposits buildup in the interior of the pipe restricting the water flow. The average lifespan of galvanized pipe is between 40-50 years. Recommend budgeting for replacement of the remainder of galvanized pipes in the home.
-  (5) **Repair/Replace:** The water pressure over-all is weak but did pass "functional flow." Which is determined by running water in the sink and shower while toilet is flushed. If shower spray remains, it passes. A possible reason for weak volume or pressure could be old galvanized piping that is corroded inside. If so, this problem will eventually become worse.


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

Repair or Replace

-  (1) **Safety: Repair/Replace:** A proper connector is needed where the vent pipe from the water heater enters the vent pipe for the furnace in the basement. Recommend further evaluation and repairs by a licensed plumbing contractor to prevent noxious gases from entering the home.
-  (2) **Safety:** When tested the water temperature exceeded 120 degrees. According to the Consumer Product Safety Commission, an adult can receive a third degree burn when the water temperature is at 130 degrees. Recommend setting the temperature dial on the hot water heater to no more than 120 degrees.

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




Repair or Replace

-  (1) **Repair/Replace:** Gas is currently being used as the energy source for heat system but it is evident that oil was once used. I did not look for or find the oil barrel or did not determine whether oil barrel remains on property. Recommend confirmation from the seller that the tank has been decommissioned prior to the close of escrow.

6. Heating / Central Air Conditioning

6.0 HEATING EQUIPMENT

Repair or Replace

-  (1) **Repair/Replace: Monitor:** The forced air gas furnace was manufactured in 1985 making the unit 32 years of age. The average lifespan of an gas forced air furnace is approximately 15-18 years. This unit is nearing the end of its useful life and may require repairs and or replacement in the near future.
-  (2) **Safety:** A gas leak was noted on a the union located inside the furnace. Recommend repairs by a licensed HVAC technician to prevent further leaks.
-  (3) **Repair/Replace:** The forced air furnace does not appear to have been serviced according to the manufacturer's instructions. Most manufacturers recommend servicing the furnace once a year. Recommend servicing and repairs as needed by a qualified HVAC technician.

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

Repair or Replace










6. Heating / Central Air Conditioning

(1) **Repair/Replace:** An opening was noted in the chimney bricks behind the water heater. Recommend repairs to the chimney to prevent noxious gases from spilling into the basement.

7. Electrical System

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




Repair or Replace

-  (1) **Safety:** I did not see a bond/ground wire on metal plumbing. If there is not one then I recommend a ground wire and clamp be installed on metal plumbing line within five feet from where plumbing line enters home. Recommend evaluation and repairs by a licensed electrical contractor.
-  (2) **Safety:** Openings in the deadfront cover were noted at the main panel. Recommend the installation of breaker twist out covers at this location to prevent accidental contact with live electrical components.
- 7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**
- Repair or Replace**
-  (2) **Repair/Replace:** Neutral wires of different gauges were wired nutted together and installed onto a 30 amp breaker in the electrical panel. One of the wires is not rated for 30 amps. Recommend further evaluation and repairs by a licensed electrician.
-  (3) **Repair/Replace:** A 14 gauge wire was installed on a 20 amp breaker in the main panel. A 20 amp breaker requires a minimum of a 12 gauge wire to prevent overheating of the wire. Recommend either replacement of the 20 amp breaker with a 15 amp, or replacement of the 14 gauge wire with a 12 gauge. Recommend evaluation and repairs by a licensed electrical contractor.
-  (4) **Safety:** Electrical cords and exposed wiring was noted in the entry closet. Recommend removal of the extension cord/wiring, installing electrical at this location according to current industry standards by a licensed electrician.
-  (6) **Safety:** Exposed electrical wires were noted beneath the kitchen sink. Romex is not permitted to be installed at this location. Recommend removal of the wiring, installing new electrical to current standards by a licensed electrician to prevent accidental contact with live electrical wiring.
-  (7) **Repair/Replace:** Although not visible, as a result of many two-pronged and non-grounded receptacles, it is suspected that knob and tube wiring exists in the home. According to the state of Washington knob and tube wiring is allowed if the wiring is evaluated by a licensed electrical contractor prior to the installation of insulation and a report is on file with the county. It should also be noted that some insurance carriers will not ensure a home that has knob and tube wiring. It is recommended that the knob and tube wiring be evaluated and repaired or replaced if necessary by a licensed electrical contractor.

See <http://apps.leg.wa.gov/WAC/default.aspx?cite=296-46B-394> for additional information.



7.3 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)

Repair or Replace

-  (1) **Repair/Replace: Safety:** Electrical installation was incomplete at many locations in the basement and exposed wires were present. Recommend further evaluation and completing the installation by a licensed electrical contractor.
-  (2) **Repair/Replace:** When tested, and open neutral was noted at one receptacle located in the basement. Recommend further evaluation and repairs by a licensed electrician.
-  (3) **Repair/Replace:** Recommend the installation of a GFCI receptacle located in the upstairs bathroom adjacent to the sink by a licensed electrician.



7.4 POLARITY AND GROUNDING OF ELECTRICAL RECEPTACLES

Repair or Replace

-  (1) **Safety:** When tested, the following outlets were not grounded: Several in the basement and home. It appears the original two pronged receptacles have been replaced with three pronged, however no ground wire was installed at this receptacles. Without grounded outlets, there is a potential for shock at these locations. Recommend replacing the three pronged outlets with a Ground Fault Circuit Interrupter (GFCI) outlets or installing a ground wire to the subject outlets. Recommend evaluation and repairs by a licensed electrical contractor.
-  (2) **Safety:** Two pronged receptacles were noted at many locations in the home. Two pronged receptacles are considered obsolete and do not offer ground protection. Recommend either installing GFCI (Ground Fault Circuit Interrupters) or installing three pronged receptacles and adding a ground wire to these locations.


7.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

-  (1) **Safety/ Repair/Replace:** The following receptacles were not ground fault circuit interrupter (GFCI) protected: one in the main floor bathroom. GFCI's are currently required at all locations within 6' of a water source including the garage and exterior. GFCI's are intended to protect someone from electrical shock. This home was built prior to the requirement of GFCI outlets in some locations, however it is recommended that GFCI's be installed by a licensed electrical contractor as an upgrade.
-  (2) **Safety:** A GFCI receptacle located in the kitchen failed to trip and lose power when tested. Recommend further evaluation and repairs by a licensed electrician.

7.7 CARBON MONOXIDE DETECTORS


Repair or Replace

-  **Safety:** There is no carbon monoxide detector installed in the home. Recommend the installation of carbon monoxide testers on each level of the home according to the manufacturers installation instructions.

8. Interior

8.1 WALLS


Repair or Replace

-  (2) **Safety:** Plexiglass of been installed from floor to ceiling at one location in an upstairs bedroom. The Plexiglass is installed above the stairwell creating a fall hazard. Recommend repairs by a licensed contractor to prevent potential injury should someone fall through the Plexiglass.

8. Interior


8.3 STEPS, STAIRWAYS, BALCONIES and RAILINGS

Repair or Replace

-  **Safety:** The spacing on the baluster on the interior stairs was too wide. Under current industry standards, it is recommended that no more than a 4 3/8" space be between each baluster. The current condition is a safety hazard and should be corrected as an upgrade.




8.4 FLOORS

Repair or Replace

-  (1) **Repair/Replace: Wood Destroying Organism (WDO):** It was mentioned at the time of inspection that the main floor toilet overflowed recently. When tested with a moisture meter, levels of moisture greater than 30% were noted beneath the vinyl flooring at this location. When the moisture content of wood exceeds 20%, wood rot and mold growth will occur. It is recommended that the vinyl flooring be removed and replaced at this location, allowing the subfloor to dry to prevent potential mold growth.




8.6 DOORS (Exterior)

Repair or Replace

-  (1) **Safety:** Under current industry standards, the glass on the exterior door in the laundry room and window adjacent to the door would be tempered/safety glass to prevent injury in the event of breakage. Recommend replacing the glass as an upgrade.
-  (2) **Safety:** A keyed deadbolt was installed on the rear exterior door. Keyed deadbolts are not permitted on exterior doors as egress is difficult in the event of an emergency. Recommend the installation of a hand thrown deadbolt at this location.
-  (3) **Safety:** The rear door to the exterior opens over a step. Under current industry standards, the exterior landing at an exterior doorway shall not be more than 7 3/4" below the top of the threshold, provided the door does not swing over the landing. The current installation is considered a safety hazard as an individual using the door may not realize a step is on the exterior of the door. Recommend repairs to prevent potential injury.


8.7 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

-  (1) **Safety:** The window located in the main floor bedroom would not open creating a safety hazard. Recommend repairs to the window to ensure egress is available in the event of a fire.
-  (3) **Safety:** The window located above the main floor bathroom tub was not tempered glass. Under current industry standards, when a window is located within 60" of the base of a tub it is required that the glass of the window be tempered to prevent injury in the event of breakage. Recommend replacing the glass with tempered glass as an upgrade.
-  (5) **Repair/Replace:** The sash cords were damaged/missing on windows located in bedrooms 2 and 3 upstairs. Recommend repairs to the windows by a qualified window installation company.

8.8 SMOKE DETECTORS



Repair or Replace

-  **Safety:** No Smoke detectors were installed in the bedrooms or in the halls adjacent to bedrooms. Under current industry standards, smoke detectors are required in all sleeping areas of the home and in areas adjacent to sleeping areas. Recommend the installation of smoke detectors at these locations.

9. Garage


9.0 GARAGE CEILING/WALLS

Repair or Replace

-  (1) **Repair/Replace:** Considerable deterioration was noted above the vehicle door on the garage. Recommend further evaluation and repairs by a licensed contractor to prevent further deterioration of the structure.
-  (2) **Repair/Replace:** Several leaks were noted in the garage ceiling. It is recommended that a licensed contractor familiar with roof top membranes be contacted to evaluate and make repairs to the roof of the garage to prevent further water intrusion.

9.2 GARAGE DOOR (S)



Repair or Replace

-  **Repair/Replace: Wood Destroying Organism (WDO):** The vehicle door was worn and in need of replacement. Recommend replacing the vehicle door by a qualified person.

10. Kitchen Components and Laundry

10.8 LAUNDRY ROOM


Repair or Replace

-  (1) **Safety:** The dryer duct in the wall cavity was flexible, ribbed metal duct. The installation of flexible, ribbed duct in concealed location is not permitted as it presents a fire hazard due to the accumulation of lint. It is required that the duct be replaced with smooth walled, metal duct, not using screws to secure the lengths of duct but using approved tape to prevent lint accumulation inside the duct.
-  (2) **Repair/Replace:** No standpipe was visible for the washing machine discharge pipe. Recommend the installation of a standpipe is visible by a licensed plumbing contractor.

11(A). Hall Bath

11.1.A SINKS

Repair or Replace

-  **Repair/Replace: Wood Destroying Organism (WDO):** An active leak was noted at the cold water shutoff valve beneath the sink and the handle was missing. Recommend repairs by a licensed plumbing contractor to prevent further leaks.

11.2.A COUNTERS AND CABINETS

11(A). Hall Bath**Repair or Replace**

Repair/Replace: Wood Destroying Organism (WDO): What appeared to be mold growth was noted on the drywall and cabinet beneath the sink in the main floor bathroom. An active leak was present at this location. Recommend removal of all soiled portions of the cabinet and drywall to prevent further growth.

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Rob Renfro

**INVOICE**

Coastline Home Inspections
11014 19th Ave. SE PMB #74
Everett, WA 98208
425-357-0956
Inspected By: Rob Renfro

Inspection Date: 3/11/2017
Report ID: CHI8782

Customer Info:	Inspection Property:
Samuel Chien	1018 23rd Ave. E Seattle WA 98112
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Sq Ft 2,001 - 2,500	425.00	1	425.00
Over 50 Years Old	50.00	1	50.00

Tax \$0.00**Total Price \$475.00****Payment Method:****Payment Status:** Paid At Time Of Inspection**Note:**



Washington State/ASHIWW
STANDARD HOME INSPECTION
PREINSPECTION AGREEMENT®
FOR A STANDARD HOME INSPECTION OF A RESIDENCE WITH FOUR OR FEWER DWELLING UNITS



This Preinspection Agreement (the "Agreement") is made between Samuel Chien (the "Client") and Coastline Home Inspections (the "Inspector") for a Standard Home Inspection of the residence located at 1018 23rd Ave. E, Seattle, WA 98112 (the "Residence"). The Standard Home Inspection shall be performed on 3/11/2017.

GENERAL PURPOSE AND SCOPE OF INSPECTION

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 control, and to report deficiencies of specific systems and components. Unless specifically excluded below, a Washington State Licensed Home Inspector is responsible for performing a visual and noninvasive inspection of the readily accessible systems and components of a home as identified and described in Washington Administrative Code ("WAC") sections 308-408C-070 through -180 (EXHIBIT A to this Agreement), to the extent such systems and components exist at the Residence. Such components and systems include the roof, foundation, exterior, heating system, air-conditioning system, structure, plumbing and electrical systems, and other aspects of the home as may be identified in WAC 308-408C-070 through -180 (EXHIBIT A to this Agreement), to the extent such systems and components exist at the Residence.

The Inspector shall prepare a written report of the general condition of those systems and components as they appear at the time of the inspection. The inspection report is a written opinion of what was visible and evident at the time of the inspection. The report is not a listing of repairs to be made and is not intended for use as a guide in re-negotiating or making a determination about a real estate transaction. Items that are not listed in the inspection report were not inspected and are not included under the scope of the inspection service provided.

A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects. The Inspector is acting as a licensed home inspector and is not acting as a licensed engineer or expert in any specific craft or trade. If the Inspector recommends consulting other specialized experts, Client should do so and such consultation will be at the Client's expense and should be done prior to the end of any inspection contingency. Not all conditions are apparent at the time of inspection, and the written report is not a substitute for any seller disclosure statement as may be required by law.

Inclusion of additional items to be inspected or items to be deleted from the inspection may be negotiated and/or mutually agreed upon by the Client and the Inspection Firm as indicated in an addendum to this Agreement. An additional fee may be assessed.

OUTSIDE THE SCOPE OF THE INSPECTION

The following are specifically NOT within the scope of this inspection, unless otherwise agreed to in an addendum to this Agreement:

- Investigation of mold, asbestos, lead paint, water, soil, air quality or other environmental issues.
- Inspection of any area which is not exposed to view, is concealed, or is inaccessible because of soils, walls, floors, carpets, ceilings, furnishings, or any other obstruction is not included in this inspection. CLIENT AGREES TO ASSUME ALL THE RISK FOR ALL CONDITIONS WHICH ARE CONCEALED FROM VIEW AT THE TIME OF THE INSPECTION.
- Destructive testing or dismantling beyond normal home owner access.
- All Exclusions and Limitation listed in WAC 308-408C-030(1) through (20) (EXHIBIT A to this Agreement).
- Determining compliance with installation guidelines, construction documents, manufacturer's specifications, building codes, local ordinances, zoning regulations, covenants, or other restrictions, including local interpretations thereof.
- Defining the manufacturer or issues directly or indirectly related to drywall from the Peoples Republic of China.
- _____
- _____

WOOD DESTROYING ORGANISMS: Pursuant to RCW 18.280.190, a licensed home inspector who is not also licensed as a pest inspector under chapter 15.58 RCW shall only refer in his or her report to rot or conducive conditions for wood destroying organisms and shall refer the identification of or damage by wood destroying insects to a structural pest inspector licensed under chapter 15.58 RCW.

LIMITATION OF LIABILITY: This Agreement, the inspection and the inspection report do NOT CONSTITUTE A GUARANTEE OR WARRANTY of any kind, nor do they substitute for any seller disclosure statement as may be required by law. The Inspector's liability for acts and omissions in the inspection or the inspection report shall be LIMITED TO THE AMOUNT OF THE FEE PAID BY THE CLIENT FOR THE INSPECTION.

ONE-YEAR TIME LIMITATION ON CLAIMS: NO LEGAL ACTION OR PROCEEDING OF ANY KIND, INCLUDING THOSE SOUNDING IN TORT OR CONTRACT, CAN BE COMMENCED AGAINST THE INSPECTOR OR ITS OFFICERS, AGENTS OR EMPLOYEES MORE THAN ONE (1) YEAR AFTER THE DATE OF THE SUBJECT INSPECTION. TIME IS EXPRESSLY OF THE ESSENCE HEREIN. THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.

NOTICE AND WAIVER OF CLAIMS: To the extent a claim or complaint is not otherwise barred by the one-year time limitation on claims (above), Client agrees and understands that ANY CLAIM(S) OR COMPLAINT(S) ARISING OUT OF OR RELATED TO ANY ALLEGED ACT OR OMISSION OF THE INSPECTOR SHALL BE REPORTED IN WRITING TO THE INSPECTOR WITHIN TEN (10) BUSINESS DAYS OF DISCOVERY. Unless there is an emergency condition the client agrees to ALLOW THE INSPECTOR A REASONABLE PERIOD OF TIME TO INVESTIGATE THE CLAIM(S) OR COMPLAINT(S) by, among other things, re-inspection before the client or anyone acting on the client's behalf repairs, replaces, alters, or modifies the system or component that is the subject matter of the claim or complaint. Client understands and agrees that ANY FAILURE TO TIMELY NOTIFY THE INSPECTOR AND ALLOW ADEQUATE TIME TO INVESTIGATE AS STATED ABOVE SHALL CONSTITUTE A COMPLETE BAR AND WAIVER OF ANY AND ALL CLAIMS THE CLIENT MAY HAVE AGAINST THE INSPECTOR RELATED TO THE ALLEGED ACT OR OMISSION IN THE INSPECTION OR INSPECTION REPORT, unless otherwise prohibited by law.

MEDIATION AND BINDING ARBITRATION: Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this Agreement or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation, and absent a voluntary settlement through Non-Binding Mediation, to be followed by final and Binding Arbitration as conducted by the Construction Dispute Resolution Services, LLC (under its "Home Inspection Arbitration Rules and Procedures," a copy of which is available at <http://www.constructiondisputes-cdrs.com>), or another Arbitration service if mutually agreed upon in writing by the parties. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof. NOTICE: CLIENT AND INSPECTOR WAIVE ANY RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES. CLIENT AND INSPECTOR HAVE INSTEAD AGREED TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

SEVERABILITY: Client and Inspector agree that should a Court or Arbitrator of Competent Jurisdiction determine and declare that any portion of this agreement is void, voidable, or unenforceable, the remaining provisions and portions shall remain in full force and effect.

LICENSED HOME INSPECTOR: This inspection will be performed by a principal, manager, officer, associate, agent, or employee of the Inspector who is licensed as a home inspector by the State of Washington. Should the inspection be performed by a person who is not licensed as a home inspector by the State of Washington, all provisions in the above sections entitled "Limitation of Liability," "Notice and Waiver of Claims," "One-Year Time Limitation on Claims," and "Mediation and Binding Arbitration" are void.

INSPECTION FEE: Client agrees to pay the Inspector an inspection fee in the amount indicated below as consideration for the Standard Home Inspection contemplated by this Agreement. Unless otherwise agreed to by Client and Inspector, payment of the inspection fee is due on site prior to the commencement of the inspection. Client's failure to pay the inspection fee when due is a material breach of this Agreement.

Inspection Fee:	
Total Fees:	475.00

By signing below Client acknowledges that he/she has read, understands and agrees to the scope of the inspection, has full capacity and legal authority to sign the Agreement, and agrees to all of the terms and conditions of this Agreement. Client also acknowledges that he/she was provided with a copy of this Agreement prior to the inspection unless prevented by circumstances from doing so.

CLIENT: Samuel Chien

Coastline Home Inspections

By: _____

By: _____
Coastline Home Inspections, WSHI License No. 279

Date: _____

Date: _____

ATTACHMENTS: Exhibit A WAC-408C, et seq.

Additional Home inspector laws and rules may be found at www.dol.wa.gov/business/homeinspectors/hilawsrules.html