



Inspection report for the property at
9522 SW 171st St, Vashon, WA 98070

This report is prepared exclusively for **Teri & Tobey Fitch**
Inspected On: **02-19-2024**

Company Information

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Inspected By:


Lance McIntosh, WA State License #1023


Summary


Safety/Health

 **BWF-4 Branch Wiring/Electrical Fixtures:** To enhance fire safety, additional smoke detectors should be installed in each bedroom.


Repair/Replace


 **F-2 Foundation/Substructure:** Foundation cracks are present over the rear exterior door. Doors and windows are typical weak points in foundation structures. We suggest consulting with a qualified contractor for review and possible options for reinforcement, if needed.

 **A-9 Attic: Right Attic Space:** Open junction box noted. This is a safety concern. Whenever electric wires are spliced or terminated, the wiring should be enclosed in a covered junction box to prevent possible fire, electrical shock and/or separation of splices. Covers should be installed at all open junction boxes to improve safety.


 **I-11 Interior:** The operating mechanism for the left casement window at the upper landing is stripped, making the window difficult to close. Repair or replace the operating hardware, as needed, to restore proper function.

Monitor Condition


 **ED-2 Exteriors and Decks:** The support structure for the front porch is concrete (concrete post and beam structure with concrete slab porch floor). Cracks are present at the support beam over two posts, visible from the front side of the structure. Minimal displacement noted. We recommend monitoring these areas for further expansion. If changes are noted or if concerned about this condition, consult with a qualified contractor for further review and reinforcement options.


 **F-5 Foundation/Substructure:** Cracks are present in the concrete slab. Unless present beneath post supports or displacement is present, cracks of this type do not indicate adverse structural conditions. Seal and paint if desired, and monitor for expansion. If changes occur consult with a qualified contractor for review.


Improve/Upgrade


 **ED-14 Exteriors and Decks:** The dryer vent is sealed at the exterior using polyurethane foam. This product tends to break down with exposure to ultraviolet, as noted by the brownish coloring. Over time the foam becomes deteriorated and brittle. Monitor the material and replace as deterioration is noted. Consider re-sealing with other approved materials when the work is


performed.


 **RG-2 Roof and Gutters:** A bent section of flashing is present at the right rear slope below the electrical mast. This appears to be installed to divert water away from the side porch and deck. We suggest further review by a licensed roofing contractor to ensure a watertight installation.

 **RG-6 Roof and Gutters:** The downspout at the right side of the deck discharges at the base of a deck support due to a missing extension and splash block. This can cause erosion and settling of the deck support. Extend the downspout to the ground and add an elbow and splash block to ensure water discharges at least 16 inches away from the support.


 **F-7 Foundation/Substructure: Exterior Basement Door:** Gaps are present at the exterior basement door, allowing drafts and some rain to enter the area. A hole in the door is filled with steel wool, this should be properly repaired to prevent pest and rain entry. The brace for the upper door hinge is damaged, and the upper screw is poorly secured. These doors are somewhat rustic, for improved security and thermal efficiency, consider upgrading to a more traditional door or doors.

 **A-6 Attic:** Ventilation is common for the age and style of construction. However, no ventilation is installed at the soffits/lower perimeter. This configuration can limit air circulation and may result in stagnant areas and moisture buildup. Elevated moisture conditions can cause premature deterioration in wood structural components and can also lead to fungal growth in attics. We suggest consulting with a qualified, licensed contractor for further review and possible recommendations and/or upgrades to ensure adequate airflow.


 **HC-6 Heating, Cooling:** The heat duct beneath the kitchen was disconnected at the floor. Reposition and secure the duct to restore proper function.


 **WH-3 Water Heaters:** The electrical supply is provided by 'Romex' type wiring. The wiring is installed in flexible conduit between the tank and the wall/ceiling framing. A protective bushing is required at the upper end of the conduit to prevent the wiring from damage by the sharp edges of the conduit.

Additionally, the mounting clamp for the conduit is detached. Ensure the conduit is secured by the mounting clamp.


 **WH-4 Water Heaters:** The water temperature is usually tested at the kitchen sink. The water temperature at time of inspection was approximately 110 Degrees F degrees, which is below the recommended operating temperature of 120 degrees.


Homeowners may lower the water temperature for a variety of reasons. We suggest setting the unit to provide 120 degree water at the fixtures. If the water temperature cannot be increased, we suggest consulting with a licensed plumbing contractor for review and corrections as needed.


 **ES-4 Electric Service:** Missing screw noted at the inner panel cover. We suggest installing, where missing, to ensure the cover is firmly attached to the panel enclosure.


 **K-2 Kitchen:** No anti-tip device installed at the stove. This is a mechanical device installed at the floor or wall and attached to the stove. It is designed to prevent the unit from tipping forward. If a child were to use the door or handle for a step or leverage, or if a heavy item is placed on the open door, the door can act as a lever causing the stove to tip. This action could result in


injury or damage. We suggest installing for safety.


 **K-4 Kitchen:** No visible air gap installed at the dishwasher drain line. The lack of an air gap can allow dirty waste water to drain back into the dishwasher during operation. We recommend installing an air gap device to prevent contamination of clean dishes.


 **B-3 Bathrooms:** The shower diverter at the main floor bathroom was stuck in the shower position and could not be moved using normal force. Consult with a qualified handy person or plumber for repair or replacement, as needed.

 **I-5 Interior:** The center stop for the French doors to the upper bedroom is installed incorrectly. The fixed door must be opened to allow the free door to close and latch. TO correct this condition, relocate the stop to the other side of the fixed door.


 **I-6 Interior:** The door at the main floor rear bedroom binds slightly in the frame. Adjustments are needed to restore proper function.


 **I-7 Interior:** The main floor hallway closet door rubs at the bottom of the frame. Adjustments are needed to restore proper function.


 **I-15 Interior:** Open Railing Ends noted at both stairwells. Railing ends should be constructed with 'returns' to the wall to prevent clothing or other items becoming caught on open railing ends. We suggest corrections be made by a licensed contractor to improve safety at the stairs.


 **I-19 Interior:** The unfinished wood trim around the hearth is not secured at the right side. Secure the trim and apply a protective finish.


Deferred Maintenance Items

 **C-2 Chimneys:** Moss is present on the chimney surface. Moss growth can increase the rate of deterioration in masonry mortar and also limits visual inspection. The exterior of the chimney should be cleaned to prevent deterioration. After cleaning inspect the mortar and have repairs made if needed.

 **FSD-2 Fuel Storage and Distribution:** Landscaping materials are in contact with the tank which can hold moisture against the tank increasing the risk of corrosion. Regrade the materials to ensure clearance between the tank and landscaping materials.

 **FSD-3 Fuel Storage and Distribution:** This is an older tank. The exterior paint is worn making the tank susceptible to rust. We suggest cleaning, priming and painting the tank to extend the life.

 **HC-2 Heating, Cooling:** The service record indicates the last service was performed 05-21-2010 - over 13 years. An annual inspection, cleaning and service is recommended for all oil burning furnaces. This unit is due for service. We suggest service, cleaning and inspection be performed by a licensed heating technician.

 **I-18 Interior:** Mortar voids and cracked firebrick were noted in the fireplace. Some deterioration is present in the firebox floor. These conditions can pose a fire safety hazard. Seal all

cracks and mortar joints and patch the floor with approved firesafe products. Consult with a qualified fireplace specialist for maintenance.

Refer to Professional

🕒 **P-3 Plumbing: On-Site/Septic System:** Septic tanks, leach fields, and other components of private sewage systems are not within the scope of this report. Our review of the waste system is limited to visible/accessible components. Underground portions are excluded from this report. In most jurisdictions, the seller is required to have the septic tank inspected when a home changes ownership. The client is advised to consult with the seller regarding this condition. If a detailed report regarding the performance of the system is required, we suggest consulting with a septic specialist.

🕒 **WH-2 Water Heaters:** No expansion tank installed. An expansion tank may be recommended for the water heater; **these are required if the structure has a closed plumbing system** (a backflow preventer - normally installed at the water meter). A thermal expansion tank helps reduce pressure on the water heater caused by expansion of water when heated. Consult with a licensed plumber to determine if a thermal expansion tank should be installed on this unit.

🕒 **B-2 Bathrooms:** A window is installed at the bathtub surround in the main floor bathroom. Cracked grout/Open seams/corners/edges noted at the window in the tub/shower surround. If watertight seams are not maintained at these window surrounds, water intrusion can occur creating conditions conducive to activity by wood-destroying organisms. Consult with a qualified contractor to make repairs and ensure a watertight installation.

🕒 **B-10 Bathrooms: Main Floor Bathroom:** Ceiling mounted, combination electric heater, fan and light with wall switch control. The heat function failed to operate when tested using the wall switch. Consult with a licensed electrician for review and repair to restore proper operation.

Consult w/ Seller

🚶 **ED-10 Exteriors and Decks:** Window screens were not installed at the time of inspection, some were stored inside the home. Consult with the seller to determine if all screens are present/available.

🚶 **L-1 Laundry:** The washer was disconnected from power at the time of the inspection. We do not restore power as there may be unknown issues related to the disconnect. If concerned, we suggest confirming proper function with the seller prior to closing.

🚶 **L-2 Laundry:** The circuit breakers for the dryer was shut off at the time of the inspection. As noted in the washer section, we do not restore power as there may be unknown issues related to the disconnect. If concerned, we suggest confirming proper function with the seller prior to closing.

Conditions

🏠 **A-2 Attic:** Vaulted ceilings are present in this home. With this type of construction, access is often not available between the ceiling and roof. Due to this condition, we are unable to view materials and conditions in this area. If there are concerns regarding these areas we suggest contacting a qualified specialist for further evaluation.

🏠 **HC-7 Heating, Cooling:** Restricted airflow was noted at some registers. This is a common condition in older homes and long runs of heating ducts. Balancing the system can take some time but can often be improved by partially closing lower vents which can help force more air to the longer runs.

🏠 **I-16 Interior: Basement Stairs:** The basement stairs are constructed with open sidewalls and open stair risers. These are typical conditions for the age and location. Open sidewalls can allow users to fall through the railing opening. Open risers can catch feet or allow users to step through the gap. Buyers should consider upgrading the stairs to improve safety.



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