

# Hartman Home Inspections

3925 41st Ave SW Seattle Washington 98116  
Tel: 206.937.6359

www.hartmanhomeinspections.com sandyhartman@hartmanhomeinspections.com

## SUMMARY INSPECTION REPORT

**Client:** Jeff Hsu  
**Inspection Address:** 5420 Renton Ave S, Seattle, Washington 98118  
**Inspection Date:** 5/13/2020 Start: 1:00 pm End: 3:00 pm  
**Inspected by:** Don Hartman, Licensed Home Inspector #292

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

**This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

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### Exterior

#### House Wall Finish

##### House Wall Finish Observations

- 1.1 - There are a couple of areas where the vinyl has been damaged, likely due to a weeder or mower. They can be replaced.



#### Exterior Components

##### Fascia & Trim

- 1.2 - There is rot or soft wood that was painted over. Rot was observed at sections of the trim on primarily the left side gable window trim. The trim was recently painted, therefore I did not probe the trim to confirm. Rotted or soft wood should be identified and replaced. The trim on the dwelling was mostly clad in metal when the vinyl siding was replaced. The condition of the trim under the metal cladding could not be determined and is excluded from the inspection.

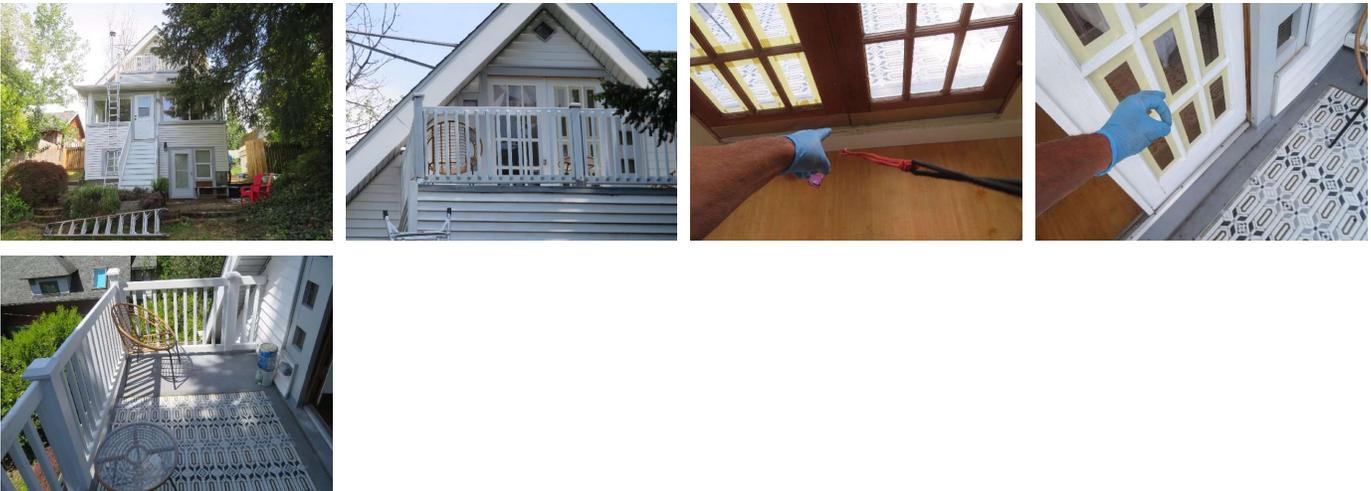
This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.  
All printed comments and the opinions expressed herein are those of the Inspection Company.

There is rot or soft wood that was painted over - *Continued*



### Wood & Masonry Decks

1.3 - The roof top deck pictured is unorthodox. It is doubtful that this was a permitted project. The project would have required a permit. My concern is the coated deck and door to the master bedroom leaking during wind driven rain. Ideally a more weather proof door would be installed and a membrane type deck should be considered. Please call me if you have additional questions regarding the deck.



### Porches or Stoops

1.4 - The rear porch steps do not have a landing. For safety concerns we recommend a contractor adds a landing. Additionally there is soft or rotted wood that was painted over on the stair stringers.



### Steps & Handrails

1.5 - The wood rail is not a graspable type and one should be added for safety reasons.

## Outlets

1.6 - All of the exterior outlets should be upgraded to have ground fault protection.

## Roof

### Composition Shingle Roof

#### Roofing Material

3.1 - We recommend having the roof cleaned.



### Gutters & Drainage

3.2 - There are no gutters on the front porch residence which are recommended.



## Electrical

### Main Panel

#### Panel Cover Observations

5.1 - The panel cover could not be removed because it was boxed in with trim. The trim should be altered to allow the panel cover to be removed for service.



### **Wiring Observations**

5.2 - Romex wiring has been installed on the surface in a closet. This electrical configuration can be corrected relatively easily by an electrician.



### **Circuit Breakers**

5.3 - The system does not include arc-fault circuit interrupters, which the national electrical code has mandated in new dwellings to protect 15 and 20 amp branch circuits serving all rooms. Although this is not a new dwelling, arc-fault circuit interrupters can prevent undetectable arcing and therefore we recommend you discuss adding this modern safety device with an electrician.

## **Heat**

### **Forced-Air Furnaces**

#### **Furnace**

6.1 - We recommend having the furnace evaluated and serviced by a specialist because there was no recent record of service posted.

#### **Registers**

6.2 - The pipes and registers are in need of cleaning.

## **Interior**

### **General Interior**

#### **Dual-Glazed Windows**

9.1 - The basement bedroom window(s) are too high or too small to facilitate an emergency exit or egress in one or more basement bedrooms. Bedroom windows should measure twenty-four inches high by twenty inches wide, with an optimum sill height of forty-four inches, to facilitate an emergency exit by the occupant and an emergency egress for a fireperson wearing breathing apparatus. We recommend that you ensure that everyone, especially children and the elderly, are able to get up to and through the windows in the bedrooms, or rooms that may be used as bedrooms, in the event of an emergency.



9.2 - One or more windows have broken hermetic seals and should be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirm that the seal has failed. Due to weather variations, there may be additional broken seals that we could not see at the time of the inspection. Example pictured. I observed that the windows are Milguard brand and failed seals may be covered under warranty. Follow up is recommended.



## Bathrooms

### Bathroom One

#### Sink Faucet Valves & Connectors Trap & Drain

11.1 - The sink faucet is loose, and should be secured.



## Kitchen

### Kitchen

#### Gas Range

12.1 - The range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.

### Kitchen Two

#### Gas Range

12.2 - The range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.

## Laundry

Inspection Address: 5420 Renton Ave S, Seattle, Washington 98118  
Inspection Date/Time: 5/13/2020 1:00 pm to 3:00 pm

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**Laundry Room**  
**Walls & Ceiling**

15.1 - I recommend the opening where the ground wire goes through the plywood in the basement utility area is caulked.



**Outlets**

15.2 - The outlets should be upgraded to have ground fault protection, which is an important safety feature.

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## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:  
**Jeff Hsu**

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### INSPECTION ADDRESS

5420 Renton Ave S, Seattle, Washington 98118

### INSPECTION DATE

5/13/2020 1:00 pm to 3:00 pm

### REPRESENTED BY:

Leah Pham  
Windermere at Wall St.



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## GENERAL INFORMATION

**Inspection Address:** 5420 Renton Ave S, Seattle, Washington 98118  
**Inspection Date:** 5/13/2020 Time: 1:00 pm to 3:00 pm  
**Weather:** Partly Cloudy - Temperature at time of inspection: 40-50 Degrees

**Inspected by:** Don Hartman, Licensed Home Inspector #292

**Client Information:** Jeff Hsu

**Seller's Agent:** Windermere at Wall St.  
Leah Pham  
Mobile: 206.992.2019  
Email: leah@windermere.com

**Structure Type:** Wood Frame  
**Foundation Type:** Basement  
**Furnished:** Yes  
**Number of Stories:** One and a Half

**Structure Style:** N/A

**Structure Orientation:** Left/Right From Front of Dwelling

**People on Site At Time of Inspection:** Seller's Agent

### PLEASE NOTE:

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**The observations and opinions expressed within this report are those of Hartman Home Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the Washington State Home Inspector Standards of Practice, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.**

**In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

**We report information under four categories:**

Inspection Address: 5420 Renton Ave S, Seattle, Washington 98118  
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### **Components or Systems Needing Service**

**Conditions listed under this category require further evaluation and/or correction and repair by qualified professionals because it is our opinion that they are not operating as intended or are deficient in some way.**

### **Requires Client Attention or Monitoring**

**Subject matter under this category concerns maintenance issues, additional information about components, or offers other resources for you to pursue if you desire.**

### **Information Describing Components**

**This category is informational in that it describes the age, size, type, etc., of components where appropriate and feasible. Functional components may be listed under this category, but not every functional system or component will be described herein.**

### **General Section Overview**

**These paragraphs give general information about particular components and systems within report sections and may include maintenance advice and issues of which you should be aware.**

**In addition, you will find a Section Narratives segment for you to better understand system and component types, general home maintenance requirements, and additional information about our inspection and reporting standards.**

**If you have any questions about our reporting methods or this Report, we encourage and welcome you to contact us at 206/937-6359.**

Report File: Hsu\_Jeff\_May-13-2020

## SCOPE OF WORK

You have contracted with Hartman Home Inspections to perform a generalist inspection in accordance with the standards of practice established by the State of Washington's Department of Licensing, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a

litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at [www.epa.gov/radon/images/hmbuygud.pdf](http://www.epa.gov/radon/images/hmbuygud.pdf), and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

# Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

## Grading & Drainage

### General Comments

#### *General System-Component Overview*

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

### Moisture & Related Issues

#### *General System-Component Overview*

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

### Interior-Exterior Elevations

#### *Requires Client Attention or Monitoring*

There are areas of living space below grade, which will be susceptible to moisture intrusion. The exterior walls may have been coated with waterproofing compounds that can lose their resilience and eventually permit intrusion. Therefore, it will be important to monitor these areas and particularly during the rainy season, and you may also wish to have a second opinion.

### Area Drains

#### *Requires Client Attention or Monitoring*

The property is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, we recommend that you obtain any information that may be available regarding the downspout drain installation and that you maintain the drains, and assure that they are kept clear and flowing.

## House Wall Finish

### House Wall Finish Type

#### *Information Describing Components*

The house walls are finished with vinyl siding.

### House Wall Finish Observations

#### *Requires Client Attention or Monitoring*

The house wall finish is in acceptable condition and has normal wear commensurate with its age.

#### *Components and Conditions Needing Service*

There are a couple of areas where the vinyl has been damaged, likely due to a weeder or mower. They can be replaced.



## Exterior Components

### General Comments

#### *General System-Component Overview*

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

### Fascia & Trim

#### *Components and Conditions Needing Service*

There is rot or soft wood that was painted over. Rot was observed at sections of the trim on primarily the left side gable window trim. The trim was recently painted, therefore I did not probe the trim to confirm. Rotted or soft wood should be identified and replaced. The trim on the dwelling was mostly clad in metal when the vinyl siding was replaced. The condition of the trim under the metal cladding could not be determined and is excluded from the inspection.

There is rot or soft wood that was painted over - *Continued*



### Exterior Wooden Doors

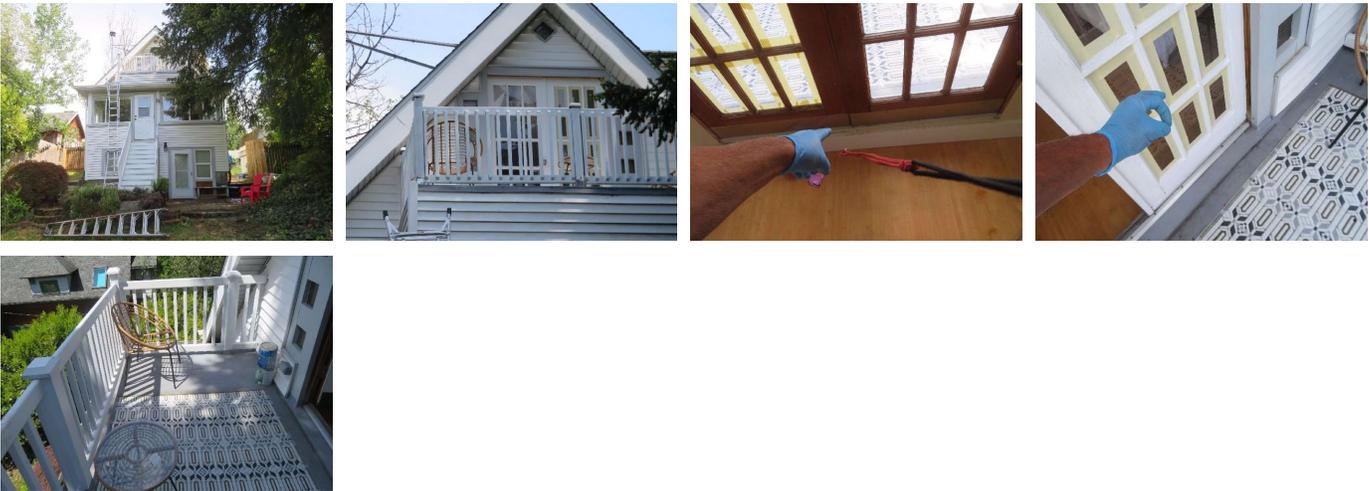
#### *Information Describing Components*

The exterior doors are in acceptable condition.

### Wood & Masonry Decks

#### *Components and Conditions Needing Service*

The roof top deck pictured is unorthodox. It is doubtful that this was a permitted project. The project would have required a permit. My concern is the coated deck and door to the master bedroom leaking during wind driven rain. Ideally a more weather proof door would be installed and a membrane type deck should be considered. Please call me if you have additional questions regarding the deck.



### Porches or Stoops

#### *Components and Conditions Needing Service*

The rear porch steps do not have a landing. For safety concerns we recommend a contractor adds a landing. Additionally there is soft or rotted wood that was painted over on the stair stringers.



## Steps & Handrails

### *Components and Conditions Needing Service*

The wood rail is not a graspable type and one should be added for safety reasons.

## Windows

### *Information Describing Components*

The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

## Outlets

### *Components and Conditions Needing Service*

All of the exterior outlets should be upgraded to have ground fault protection.

## Lights

### *Information Describing Components*

The lights outside the doors of the residence are functional. However, decorative lights are not inspected or evaluated.

## Hose Bibs

### *Information Describing Components*

There are one or more functional hose bibs on the property.

# Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

## Structural Elements

### Identification of Wall Structure

#### *Information Describing Components*

The walls are framed with wooden studs.

### Identification of Floor Structure

#### *Information Describing Components*

The floor structure includes conventional and engineered lumber sheathed in plywood or plank.

## Identification of Roof Structure

### *Information Describing Components*

The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

## Basement

### General Comments

#### *General System-Component Overview*

This residence has a basement foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although basement foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with basement foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

### Basement Foundation Type

#### *Requires Client Attention or Monitoring*

The foundation is built over a basement and should meet commonly accepted standards. Although we were unable to observe bolting due to finished components, we assume they are present because they are required by present code and it was disclosed that the building foundation was replaced.

### Basement Observations

#### *Information Describing Components*

The visible and accessible areas of the basement are in acceptable condition.

## Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that

you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

## Composition Shingle Roof

### General Comments

#### *General System-Component Overview*

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

### Method of Evaluation

#### *Information Describing Components*

We were unable to safely access the roof, and evaluated it from several vantage points.

### Estimated Age

#### *Information Describing Components*

The roof appears to be approximately eight to ten years' old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable.

### Roofing Material

#### *Information Describing Components*

The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

### *Components and Conditions Needing Service*

We recommend having the roof cleaned.



### Skylights

#### *Requires Client Attention or Monitoring*

The roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.

### Gutters & Drainage

#### *Information Describing Components*

The gutters are generally in acceptable condition.

### **Components and Conditions Needing Service**

There are no gutters on the front porch residence which are recommended.



## **Plumbing**

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

## **Potable Water Supply Pipes**

### **Water Main Shut-off Location**

#### *Information Describing Components*

The main water shut-off valve is located in the basement.



## Water Temperature

### *Requires Client Attention or Monitoring*

We do not test water temperature. Manufacturers recommend that the temperature is set at 120 degrees for safety reasons.

## Copper Water Pipes

### *Requires Client Attention or Monitoring*

The residence was originally plumbed with galvanized water pipes, and most if not all of them appear to have been replaced with copper and pex.

## General Gas Components

### Gas Main Shut-Off Location

#### *Requires Client Attention or Monitoring*

The gas main shut-off is located in the side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you establish a norm through your gas bills and thereby be alerted to any potential leak.



## Gas Main Observations

### *Requires Client Attention or Monitoring*

There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and inasmuch as such tools are relatively inexpensive we recommend that you buy one and leave it in-place on the valve.

## Gas Supply Pipes

### *Information Describing Components*

The visible portions of the gas pipes appear to be in acceptable condition.

## Gas Water Heaters

### General Comments

#### *General System-Component Overview*

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

## Age Capacity & Location

### *Information Describing Components*

Hot water is provided by a ten year old, fifty gallon, water heater that is located in the basement.



## Common Observations

### *Information Describing Components*

The water heater is functional.

## Vent Pipe & Cap

### *Information Describing Components*

The vent pipe is functional.

## Relief Valve & Discharge Pipe

### *Information Describing Components*

The water heater is equipped with a mandated pressure-temperature relief valve.

## Drain Pan & Discharge Pipe

### *Requires Client Attention or Monitoring*

The water heater is not equipped with a drain pan and overflow pipe. Although the heater is not in a location where water is likely to cause structural damage, it is prudent to keep water from leaking onto any finished components or stored items. Therefore you may consider installing a drain pan and overflow pipe.

## Seismic Straps

### *Information Describing Components*

The water heater is seismically secured.

## Waste & Drainage Systems

### **General Comments**

#### *General System-Component Overview*

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

## **Type of Material**

### *Information Describing Components*

The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

## **Drain Waste & Vent Pipes**

### *Requires Client Attention or Monitoring*

A side sewer inspection was performed. The results have been reported on a separate report.

# **Electrical**

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

## **Main Panel**

### **General Comments**

#### *General System-Component Overview*

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

### **Service Entrance**

#### *Information Describing Components*

The service entrance, mast weather head, and cleat are in acceptable condition.

The service entrance mast weather head and cleat are in acceptable condition - *Continued*



### **Panel Size & Location**

#### *Information Describing Components*

The residence is served by a 200 amp, 220 volt panel, located in the basement of the residence.

### **Main Panel Observations**

#### *Requires Client Attention or Monitoring*

The panel is not an original installation. Therefore, you should request documentation from the sellers, which will confirm that the installation was made with permit and by a licensed contractor.

There is no electrician's card or permit information at the panel which could mean it was installed without a permit.

### **Panel Cover Observations**

#### *Excluded Item*

The panel cover could not be removed because it was boxed in with trim. The trim should be altered to allow the panel cover to be removed for service.



### **Wiring Observations**

#### *Information Describing Components*

The visible portions of the wiring have no visible deficiencies.

#### *Components and Conditions Needing Service*

Romex wiring has been installed on the surface in a closet. This electrical configuration can be corrected relatively easily by an electrician.



## Circuit Breakers

### *Components and Conditions Needing Service*

The system does not include arc-fault circuit interrupters, which the national electrical code has mandated in new dwellings to protect 15 and 20 amp branch circuits serving all rooms. Although this is not a new dwelling, arc-fault circuit interrupters can prevent undetectable arcing and therefore we recommend you discuss adding this modern safety device with an electrician.

## Grounding

### *Requires Client Attention or Monitoring*

The panel grounding wire is concealed within the walls. Confirming that the wire is continuous and has not been compromised along its entire path would require specialized instruments/tests that are beyond the scope of a home or condo inspection. We assume the panel is grounded to a driven rod and/or to the plumbing/gas piping. Current standards require double grounding to two buried rods as well as a pipe ground. When we cannot view the wire along its entire length we report that the wire is concealed. However, an electrician could confirm if the grounding wire is compromised or if any other abnormal conditions exist.

# Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## Forced-Air Furnaces

### Age & Location

#### *Information Describing Components*

Central heat is provided by a gas forced air furnace. The appliance is fifteen years' old and located in the basement.



## Furnace

### *Information Describing Components*

The furnace is functional.

### *Components and Conditions Needing Service*

We recommend having the furnace evaluated and serviced by a specialist because there was no recent record of service posted.

### **Vent Pipe**

#### *Information Describing Components*

The vent pipe is functional.

### **Thermostats**

#### *Information Describing Components*

The thermostat is functional.

### **Registers**

#### *Components and Conditions Needing Service*

The pipes and registers are in need of cleaning.

## **Interior**

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

## **General Interior**

### **Furnished Residence**

#### *Requires Client Attention or Monitoring*

The residence is furnished or staged, and in accordance with our standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

### **Doors**

#### *Information Describing Components*

The doors are functional.

### **Flooring**

#### *Information Describing Components*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Requires Client Attention or Monitoring*

The walls and trim have typical cosmetic damage such as paint drips, nail pops, drywall imperfections, and millwork finish imperfections. They are cosmetic in nature.

There are taping and paint imperfections in the basement ceiling, example pictured. The owner said there have been no leaks experienced during their ownership.



## Dual-Glazed Windows

### *Information Describing Components*

The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

### *Components and Conditions Needing Service*

The basement bedroom window(s) are too high or too small to facilitate an emergency exit or egress in one or more basement bedrooms. Bedroom windows should measure twenty-four inches high by twenty inches wide, with an optimum sill height of forty-four inches, to facilitate an emergency exit by the occupant and an emergency egress for a fireperson wearing breathing apparatus. We recommend that you ensure that everyone, especially children and the elderly, are able to get up to and through the windows in the bedrooms, or rooms that may be used as bedrooms, in the event of an emergency.



One or more windows have broken hermetic seals and should be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirm that the seal has failed. Due to weather variations, there may be additional broken seals that we could not see at the time of the inspection. Example pictured. I observed that the windows are Milguard brand and failed seals may be covered under warranty. Follow up is recommended.



## Lights

### *Information Describing Components*

The lights are functional.

## Outlets

### *Information Describing Components*

The outlets that were tested are functional.

## Smoke Detector

### *Information Describing Components*

One or more smoke detectors are installed in the dwelling.

### *Requires Client Attention or Monitoring*

Since July 1, 1992, the Washington State Uniform Building Code has required builders of new homes to install smoke detectors in each residential sleeping room. The code also requires at least one detector in basements if present, in hallways leading to bedrooms, and on each floor of multistory homes. There is no law requiring sellers to install smoke detectors in previously lived in homes, such as the law requiring sellers to install carbon monoxide detectors. However, we recommend that you follow the requirements listed above regarding installation and placement of smoke detectors.

It's important to test detectors regularly (once a month) and replace batteries annually. Pressing the test button assures the unit is powered and the alarm works, but the unit should also be exposed to smoke (from a candle or cigarette) to verify that the detector mechanism is also functioning. You should also remember that smoke detectors can wear out and have an approximate ten-year life span.

## CM Detectors

### *Requires Client Attention or Monitoring*

Carbon monoxide detectors were observed in the dwelling. New Washington State law requires sellers of owner occupied single family homes, condos and mobile homes to install carbon monoxide alarms prior to closing. The building code (WAC 51-51-0315) requires that an alarm be installed: (1) outside of each separate sleeping area in the immediate vicinity of each bedroom; (2) on each level of the dwelling; and (3) in accordance with the manufacturer's recommendations. The building code also requires that single station carbon monoxide alarms comply with UL 2034. There are no exceptions for properties that do not have fuel-fired appliances or an attached garage.

# Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is beyond the scope of a home inspector.

## Bathroom One

### **Size and Location**

### *Information Describing Components*

Bathroom one is a half, pictured.

Bathroom one is a half - *Continued*



**No Recommended Service**

*Requires Client Attention or Monitoring*

The bath was inspected, and other than the condition or conditions listed, was found to be in acceptable condition.

**Sink Faucet Valves & Connectors Trap & Drain**

*Components and Conditions Needing Service*

The sink faucet is loose, and should be secured.



**Bathroom Two**

**Size and Location**

*Information Describing Components*

The second bathroom is a full, pictured.



**No Recommended Service**

*Information Describing Components*

We have evaluated the bathroom, and found it to be in acceptable condition.

## Bathroom Three

### Size and Location

### No Recommended Service

#### *Information Describing Components*

The bath was inspected and was found to be in acceptable condition.

## Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

## Kitchen

### Flooring

#### *Information Describing Components*

The floor has no significant defects.

### Sink & Countertop

#### *Information Describing Components*

The sink and countertop are functional.

### Cabinets

#### *Information Describing Components*

The cabinets are functional, and do not have any significant damage.

### Faucet

#### *Information Describing Components*

The sink faucet is functional.

### Trap and Drain

#### *Information Describing Components*

The trap and drain are functional.

### Garbage Disposal

#### *Information Describing Components*

The garbage disposal is functional.

### Gas Range

#### *Information Describing Components*

The gas range is functional, but was neither calibrated nor tested for its performance.

### *Components and Conditions Needing Service*

The range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.

### **Dishwasher**

#### *Information Describing Components*

The dishwasher is functional.

### **Exhaust Fan or Downdraft**

#### *Information Describing Components*

The exhaust fan or downdraft is functional.

### **Lights**

#### *Information Describing Components*

The light is functional.

### **Outlets**

#### *Information Describing Components*

The outlets that were tested are functional and include ground-fault protection.

## **Kitchen Two**

### **Flooring**

#### *Information Describing Components*

The floor has no significant defects.

### **Sink & Countertop**

#### *Information Describing Components*

The sink and counter top are functional.

### **Cabinets**

#### *Information Describing Components*

The cabinets are functional, and do not have any significant damage.

### **Gas Range**

#### *Information Describing Components*

The gas range is functional, but was neither calibrated nor tested for its performance.

#### *Components and Conditions Needing Service*

The range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.

### **Exhaust Fan or Downdraft**

#### *Information Describing Components*

The exhaust fan or downdraft is functional.

### **Lights**

#### *Information Describing Components*

The light is functional.

### **Outlets**

#### *Information Describing Components*

The outlets that were tested are functional and include ground-fault protection.

## Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

### Main Stairs

#### No Recommended Service

##### *Information Describing Components*

We have evaluated the stairs and landing, and found them to be in acceptable condition.



### Lights

##### *Information Describing Components*

The lights are functional.

## Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

### Laundry Room

#### Walls & Ceiling

##### *Components and Conditions Needing Service*

I recommend the opening where the ground wire goes through the plywood in the basement utility area is caulked.



## Outlets

### *Components and Conditions Needing Service*

The outlets should be upgraded to have ground fault protection, which is an important safety feature.

## Appliances

### *Information Describing Components*

Two sets of connected washers and dryers are present but were not fully tested. The appliances are connected and respond to the controls but were not fully tested. I did not wash or dry clothes to confirm full functionality.



## Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

## Primary Attic

### **Attic Access Location**

### *Requires Client Attention or Monitoring*

The construction does not include an attic. Therefore no underlayment or insulation could be inspected.

# Hartman Home Inspections

3925 41st Ave SW Seattle Washington 98116  
Tel: 206.937.6359  
Email Address: sandyhartman@hartmanhomeinspections.com

## INVOICE

5/15/20

**Client:**  
Jeff Hsu

**Inspection Address:**  
5420 Renton Ave S  
Seattle, Washington. 98118

**Inspection Date/Time:**  
5/13/2020  
1:00 pm-3:00 pm

---

House_2000	455.00
Sewer Scope at Inspection	175.00

Total Due: \$ 630.00

PAID IN FULL - May 14, 2020  
Chia Chi Hsu - Credit Card THANK YOU.

Please call the office to provide payment at:

Hartman Home Inspections  
3925 41st Ave SW, Seattle, WA 98116  
206.937.6359  
Att: Sandy

## REPORT CONCLUSION

5420 Renton Ave S, Seattle, Washington 98118

Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the home inspection profession and to treat everyone with kindness, courtesy, and respect.

Don Hartman, President  
Washington State Licensed Inspector #292

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