

V.I. Inspections

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20:58 March 04, 2021

Blake Sherman.
8545 19th Ave NW

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V.I. Inspections

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 8545 19th Ave NW
City Seattle. State WA Zip 98117
Contact Name Leah Pham.

Client Information

Client Name Blake Sherman.

Inspection Company

Inspector Name Brandal Gehr
Company Name V.I. Inspections
Inspector Brandal Gehr, WA ST Lic #247
Phone 206.227.2086
Email brandal@viinspections.com
Amount Received \$675.00

Conditions

Others Present Home Owner. Property Occupied Occupied.
Estimated Age 2000 Entrance Faces East.
Inspection Date 03/04/2021
Start Time 9:00 am End Time 11:30 am
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 40's
Weather Clear. Soil Conditions Damp.
Space Below Grade Basement.
Building Type Single family. Garage Attached.
Water Source City. How Verified Multiple Listing Service.
Sewage Disposal City. How Verified Multiple Listing Service.
Additions/Modifications N/A
Permits Obtained N/A How Verified N/A

V.I. Inspections

Lots and Grounds

A NPNI M D

1. Driveway: Concrete.
2. Walks: Concrete. Crack in S walkway system.
3. Steps/Stoops: Concrete, Treated wood. No graspable handrails present on front porch access steps (safety).
Lower W railing on front porch access steps is loose.
Paint peeling in sections of step system, needs to be resealed against moisture intrusion.
Minor rot in plinth block trim at bottom of front porch step support posts.
Spalling occurring in front yard concrete entrance steps.
A qualified contractor is recommended to evaluate and estimate repairs.
4. Porch: Treated wood, Composite. Minor rot occurring in section of railing.
Recommend qualified contractor evaluate and estimate repairs.
5. Patio: Stone.
6. Balcony: Rubberized deck coating. Middle N railing support post on upper balcony is loose, with high moisture reading occurring around base of post.
Staining on upper balcony soffit with high moisture reading indicates moisture intrusion, appears to be coming from loose post above, hidden conditions may be present.
Rot occurring in upper balcony railing.
A qualified contractor is recommended to evaluate and estimate repairs.
7. Grading: Stair stepped.
8. Swale: Flat or negative slope. N side of property directs water run off towards house.
9. Vegetation: Lawn, shrubs, trees. Vegetation in contact with structure needs to be trimmed back at least 1' to allow for air flow between vegetation and siding and to reduce potential for insect intrusion.
10. Retaining Walls: Stone.
11. Exterior Surface Drain: Surface drain.

Exterior

A NPNI M D

Whole structure. Exterior Surface _____

1. Type: Cedar siding. Sections of shingle siding moderately weathered, minor cupping present and stain has faded, should be resealed against moisture intrusion.
Minor paint peeling in S facing siding system, should be resealed against moisture intrusion.
Caulking at siding/trim junctions should be redone.
Gravel/siding/trim contact at lower NE corner of house, gravel needs to be removed from contact.
Recommend qualified contractor evaluate and estimate repairs.
2. Trim: Wood. Rot occurring in main floor SE window trim.
Rot occurring in lower and middle SW corner trim.
Paint peeling in sections of trim system and balcony railings, needs to be resealed against moisture intrusion.
Caulking cracked at some trim/trim junctions, needs to be resealed.
Recommend qualified contractor evaluate and estimate repairs.

V.I. Inspections

Exterior (Continued)

3. Fascia: Wood. Some of the lower tips of fascia tails exposed to weather, should be sealed against moisture intrusion to prevent future rot from occurring.
4. Soffits: Wood.
5. Door Bell: Hard wired.
6. Entry Doors: Wood/glass. Finish worn on front entry door, needs to be resealed.
7. Patio Door: Metal/glass.
8. Windows: Vinyl frame.
9. Window Screens: Vinyl mesh.
10. Basement Windows: Vinyl framed.
11. Exterior Lighting: Surface mount.
12. Exterior Electric Outlets: 120 VAC GFCI. S GFCI outlet is tripped, does not reset, needs replacement. Recommend licensed electrician evaluate and estimate repairs.
13. Hose Bibs: Gate.
14. Gas Meter: Exterior surface mount at N side of home.
15. Main Gas Valve: Located at gas meter.

Roof

A NP NI M D

Main. Roof Surface _____

1. Method of Inspection: On roof.
2. Unable to Inspect: 0%
3. Material: Asphalt shingle. Hole in ridge cap at W end, exposed sheathing, water intrusion spot. Multiple shingle tabs torn on upper S slope, exposed fasteners, water intrusion spot. Heavy moss build up on N facing roof slopes, moss will need to be removed and maintained off of roof surface as part of a normal roof maintenance program, pressure washing is not recommended for any type of roof system. Wear in roof indicates roof is at end of normal life span and needs to be replaced. A qualified roofing contractor is recommended to evaluate and estimate cost of replacement.
4. Type: Gable.
5. Approximate Age: 20-25 yrs.
6. Flashing: Stamped metal.
7. Valleys: Asphalt shingle.
8. Skylights: Insulated glass.
9. Plumbing Vents: PVC.
10. Electrical Mast: Side mount.
11. Gutters: Aluminum.
12. Downspouts: Aluminum.
13. Leader/Extension: Plastic. Not raining at time of inspection, leader system not inspected.

Garage/Carport

A NPNI M D

Attached. Garage

1. Type of Structure: Attached. Car Spaces: 2
2. Garage Doors: Insulated aluminum.
3. Door Operation: Mechanized.
4. Door Opener: Quantum.
5. Service Doors: Solid core.
6. Ceiling: Fire taped.
7. Walls: Fire taped.
8. Floor/Foundation: Poured concrete.
9. Electrical: 120 VAC GFCI.
10. Windows: Vinyl frame.

Electrical

A NPNI M D

1. Service Size Amps: 200 amps. Volts: 120-240 VAC.
2. Service: Aluminum.
3. 120 VAC Branch Circuits: Copper.
4. 240 VAC Branch Circuits: Copper.
5. Aluminum Wiring: Not present.
6. Conductor Type: NM sheathed wiring.
7. Ground: Plumbing and rod in ground.
8. Smoke Detectors: Hard wired with battery back up. Smoke detectors need to be updated due to age, sensitivity of smoke detectors will decrease over time.
9. Carbon Monoxide Detectors: Battery operated, Plug in. No carbon monoxide detector installed on main floor.
Carbon monoxide detectors need to be installed according to current regulations, one on each floor and near all bedrooms.

Garage. Electric Panel

10. Manufacturer: Seimens.
11. Maximum Capacity: 200 Amps.
12. Main Breaker Size: 200 Amps.
13. Breakers: Copper and Aluminum.
14. Is the panel bonded? Yes No

V.I. Inspections

Structure

A NPNI M D

1. Structure Type: Wood frame.
2. Foundation: Poured concrete.
3. Differential Movement: No movement or displacement noted.
4. Beams: Not visible.
5. Bearing Walls: Frame.
6. Joists/Trusses: Not visible.
7. Piers/Posts: Not visible.
8. Floor/Slab: Not visible.
9. Stairs/Handrails: Carpet/wood.
10. Subfloor: Not visible.
11. Below Grade: Basement. In areas below grade the potential for moisture intrusion is greater, additional drainage may be necessary to prevent moisture intrusion in to below grade spaces. No moisture intrusion noted at time of inspection.

Attic

A NPNI M D

Main attic. Attic

1. Method of Inspection: In the attic.
2. Access: Open.
3. Unable to Inspect: 0%
4. Roof Framing: 2x4 Truss.
5. Sheathing: OSB sheathing.
6. Ventilation: Roof and soffit vents.
7. Insulation: Blown in.
8. Insulation Depth: 12-18"
9. House Fan: Direct drive. No timer for house fan.
No whole house air exchange system installed at time of inspection. Whole house air exchange system should be installed to allow air exchange within structure in winter months when all the windows and doors are closed.
Recommend qualified contractor evaluate and estimate cost of whole house ventilation fan timer install.
10. Wiring/Lighting: Not visible.
11. Moisture Penetration: None.
12. Bathroom Fan Venting: Insulated duct.
13. Pest: None.
14. Debris: None.

Fireplace/Wood Stove

A NPNI M D

Living Room. Fireplace

- Fireplace Construction: Prefab.
- Type: Gas log.
- Smoke Chamber: Metal.
- Flue: Metal.
- Hearth: Flush mounted. Grout cracked at hearth/mantle junction, should be resealed.

Kitchen sitting room. Fireplace

- Fireplace Construction: Prefab. Glass needs cleaning. Only use gas fireplace glass cleaner.
- Type: Gas log.
- Smoke Chamber: Metal.
- Flue: Metal.
- Hearth: Flush mounted.

Heating System

A NPNI M D

Garage. Heating System

- Heating System Operation: Adequate. No evidence of regular servicing.
Lack of consistent service leads to higher chance of early failure of unit.
Furnace last serviced on 3/4/21.
Furnace is at end of normal life span, functional.
Recommend a qualified HVAC contractor evaluate heating system and estimate cost of future replacement so that replacement cost is known.
- Manufacturer: Rheem.
- Model Number: WGDJ-07EAUER Serial Number: EB5D302F269901974
- Type: Forced air. Capacity: 75,000 btu/hr
- Area Served: Whole building. Approximate Age: 20-25 yrs.
- Fuel Type: Natural gas.
- Heat Exchanger: 3 Burner.
- Unable to Inspect: 80%
- Blower Fan/Filter: Direct drive with reusable filter. Filter needs to be cleaned.
- Distribution: Metal duct.
- Circulator: Fan.
- Draft Control: Automatic.
- Flue Pipe: Double wall. Sections of exterior flue are rusting out.
Recommend qualified contractor evaluate and estimate cost of replacement so that replacement cost is known.
- Controls: Limit switch.
- Thermostats: Programmable.
- Tank Location: N/A
- Suspected Asbestos: No

Plumbing

A NP NI M D

1. Service Line: PEX.
2. Main Water Shutoff: Closet under stairs.
3. Water Lines: CPVC. CPVC is a brittle water line, care needs to be taken when operating wall valves. At time of inspection there is research being done to evaluate CPVC feed lines with the Flowguard brand to ascertain if enough evidence is present to warrant a class action law suit. No action has been taken at time of inspection.
4. Water Pressure: 70 psi.
5. Water Temperature: 135 Deg F. Recommended safe water temperature is 120 Deg F to reduce the risk of scalding. Hot water tank temperature needs to be reduced.
6. Drain Pipes: PVC. Recommend sewer scope inspection.
7. Service Caps: Not visible.
8. Vent Pipes: PVC.
9. Gas Service Lines: Cast iron.

Garage. Water Heater

10. Water Heater Operation: Adequate. Water heater in second half of normal life span.
11. Manufacturer: Rheem.
12. Model Number: PROG50-38NRH60 Serial Number: M171518475
13. Type: Natural gas. Capacity: 50 Gal.
14. Approximate Age: 5-10 yrs. Area Served: Whole building.
15. Flue Pipe: Single wall to double wall. Flue pipe insufficiently sloped, less than 1/4" per foot, higher potential for back draft.
Single wall flue in unheated area increases condensation potential in cold weather, higher risk of condensation build up in burn chamber.
Recommend qualified contractor evaluate and estimate cost of repairs.
16. TPRV and Drain Tube: Copper.
17. Expansion Tank: Present.

Kitchen

A NP NI M D

First floor. Kitchen

1. Cooking Appliances: American Range.
2. Ventilator: Faber.
3. Disposal: In-Sinkerator.
4. Dishwasher: Kenmore. Appliance in second half of normal life span, functional at time of inspection.
5. Air Gap Present? Yes No
6. Refrigerator: Fisher & Paykel.
7. Sink: Cast iron.
8. Electrical: 120 VAC GFCI.
9. Plumbing/Fixtures: Metal fixture/PVC drain lines.
10. Counter Tops: Stone. All stone should be sealed.

Kitchen (Continued)

11. Cabinets: Wood.
12. Ceiling: Paint.
13. Walls: Paint.
14. Floor: Hardwood.
15. Windows: Vinyl frame.
16. HVAC Source: Heating system register.

Bathroom

A NPNI M D

Powder room. Bathroom

1. Ceiling: Paint.
2. Walls: Paint, Paneling.
3. Floor: Hardwood.
4. Doors: Hollow core.
5. Windows: Vinyl frame.
6. Electrical: 120 VAC GFCI. Light over sink is non-functional at time of inspection, engages momentarily then shuts off, indicates switch needs replacing.
Light switch cover plate is broken, needs to be replaced.
A licensed electrician is recommended to evaluate and estimate repairs.
This outlet controls all other bathroom GFCI resets.
7. Sink/Basin: Pedestal sink.
8. Faucets/Traps: Metal faucet with PVC trap.
9. Toilets: American Standard.
10. Ventilation: Electric ventilation fan and window.

Second floor hall bathroom. Bathroom

11. Ceiling: Paint.
12. Walls: Paint. Minor swelling in base trim indicates past moisture intrusion from bath tub.
13. Floor: Tile. All tile should be sealed.
14. Doors: Hollow core.
15. Windows: Vinyl frame.
16. Electrical: 120 VAC GFCI.
17. Counter/Cabinet: Tile and wood. All tile should be sealed.
18. Sink/Basin: Molded single bowl.
19. Faucets/Traps: Metal faucet with PVC trap.
20. Tub/Surround: Metal tub with tile surround. All tile should be sealed.
21. Toilets: Mansfield.
22. HVAC Source: Heating system register.
23. Ventilation: Electric ventilation fan and window. Fan noisy in operation.

Master bathroom. Bathroom

24. Ceiling: Paint.
25. Walls: Paint.
26. Floor: Tile. All tile should be sealed.

Bathroom (Continued)

27. Doors: Hollow core.
28. Windows: Vinyl frame. Window over bathtub is not marked as tempered (safety).
A qualified glazier is recommended to evaluate and estimate repairs.
29. Electrical: 120 VAC GFCI. Light over spa tub is non-functional at time of inspection.
30. Counter/Cabinet: Tile and wood. All tile should be sealed.
31. Sink/Basin: Molded single bowl.
32. Faucets/Traps: Metal faucet with PVC trap.
33. Shower/Surround: Fiberglass pan and tile surround. All tile should be sealed.
34. Spa Tub/Surround: Fiberglass tub and tile surround. All tile should be sealed.
Hand sprayer has been removed.
35. Toilets: Mansfield.
36. HVAC Source: None.
37. Ventilation: Electric ventilation fan and window.
- Basement bathroom. Bathroom _____
38. Ceiling: Paint.
39. Walls: Paint.
40. Floor: Tile. All tile should be sealed.
41. Doors: Hollow core.
42. Windows: Vinyl frame. Upper window seal is blown.
A qualified glazier is recommended to evaluate and estimate repairs.
43. Electrical: 120 VAC GFCI.
44. Counter/Cabinet: Stone and wood. All stone should be sealed.
45. Sink/Basin: Molded single bowl.
46. Faucets/Traps: Metal faucet with PVC trap.
47. Tub/Surround: Composite.
48. Toilets: Mansfield.
49. HVAC Source: Heating system register.
50. Ventilation: Electric ventilation fan and window.

Bedroom

A NPNI M D

Second Floor NE Bedroom. Bedroom _____

1. Closet: Double wide.
2. Ceiling: Paint.
3. Walls: Paint.
4. Floor: Carpet.
5. Doors: Hollow core.
6. Windows: Vinyl frame. N active window is squeaky when engaged.
7. Electrical: 120 VAC.
8. HVAC Source: Heating system register.
9. Smoke Detector: Hard wired with battery back up.

Bedroom (Continued)

Second Floor N Bedroom. Bedroom

- 10. Closet: Double wide.
- 11. Ceiling: Paint.
- 12. Walls: Paint.
- 13. Floor: Carpet.
- 14. Doors: Hollow core.
- 15. Windows: Vinyl frame.
- 16. Electrical: 120 VAC.
- 17. HVAC Source: Heating system register.
- 18. Smoke Detector: Hard wired with battery back up.

Master bedroom. Bedroom

- 19. Closet: Walk In.
- 20. Ceiling: Paint.
- 21. Walls: Paint.
- 22. Floor: Carpet. Carpet seam partially detached in middle of room.
Minor staining present in carpet.
- 23. Doors: Hollow core, Vinyl slider.
- 24. Windows: Vinyl frame.
- 25. Electrical: 120 VAC.
- 26. HVAC Source: Heating system register.
- 27. Smoke Detector: Hard wired with battery back up.

NE basement bedroom. Bedroom

- 28. Closet: Double wide.
- 29. Ceiling: Paint.
- 30. Walls: Paint.
- 31. Floor: Carpet. Carpets are stained and/or soiled.
- 32. Doors: Hollow core.
- 33. Windows: Vinyl frame.
- 34. Electrical: 120 VAC.
- 35. HVAC Source: Heating system register.
- 36. Smoke Detector: Hard wired with battery back up.

N basement bedroom. Bedroom

- 37. Closet: Double wide.
- 38. Ceiling: Paint.
- 39. Walls: Paint.
- 40. Floor: Carpet.
- 41. Doors: Hollow core.
- 42. Windows: Vinyl frame.
- 43. Electrical: 120 VAC.
- 44. HVAC Source: Heating system register.
- 45. Smoke Detector: Hard wired with battery back up.

Living Space

A NPNI M D

Entryway and halls. Living Space

1. Closet: Single, Storage.
2. Ceiling: Paint.
3. Walls: Paint.
4. Floor: Hardwood, Carpet, Tile. Large stain in upper hall carpet, in front of laundry room.
Minor stains throughout carpet system.
5. Doors: Wood/glass, Metal/glass.
6. Windows: Vinyl frame. Minor swelling in window sill at top of lower level stairs, indicates past moisture intrusion, dry at time of inspection.

7. Electrical: 120 VAC. Three way switch for first floor lights wired incorrectly, switch at top of lower stairs needs to be in down position for lights to work.
A licensed electrician is recommended to evaluate and estimate repairs.
8. HVAC Source: Heating system register.
9. Smoke Detector: Hard wired with battery back up.

Living room. Living Space

10. Ceiling: Paint.
11. Walls: Paint.
12. Floor: Hardwood.
13. Windows: Vinyl frame.
14. Electrical: 120 VAC.
15. HVAC Source: Heating system register.

Dining room. Living Space

16. Ceiling: Paint.
17. Walls: Paint, Paneling.
18. Floor: Hardwood.
19. Windows: Vinyl frame.
20. Electrical: 120 VAC GFCI.
21. HVAC Source: Heating system register.

Kitchen sitting room. Living Space

22. Ceiling: Paint.
23. Walls: Paint.
24. Floor: Hardwood.
25. Doors: Vinyl slider.
26. Windows: Vinyl frame.
27. Electrical: 120 VAC.
28. HVAC Source: Heating system register.

V.I. Inspections

Laundry Room/Area

A NPNI M D

Second Floor. Laundry Room/Area

1. Ceiling: Paint.
2. Walls: Paint.
3. Floor: Vinyl floor covering.
4. Doors: Bi-fold.
5. Electrical: Light/fan.
6. Washer/Dryer: Maytag.
7. Washer Hose Bib: Ball valves. Rubber type washer feed hoses should be replaced with braided stainless lines per preventative maintenance.
Recommend upgrading to braided metal type lines.
8. Washer and Dryer Electrical: 120-240 VAC.
9. Dryer Vent: Rigid metal. Exterior section of dryer vent protrudes from house, should be flush with house to prevent potential water intrusion.
A qualified contractor is recommend to evaluate and estimate repairs.
Recommend yearly cleaning of dryer vent.

10. Dryer Gas Line: Cast iron. Capped.
11. Washer Drain: Wall mounted drain.

Lower level. Laundry Room/Area

12. Ceiling: Paint.
13. Walls: Paint.
14. Floor: Vinyl floor covering.
15. Doors: Hollow core.
16. Windows: Vinyl frame.
17. Electrical: 120 VAC GFCI.
18. HVAC Source: Heating system register.
19. Laundry Tub: Plastic.
20. Laundry Tub Drain: PVC.
21. Washer Hose Bib: Ball valves. No machine present at time of inspection, cannot test.
22. Washer and Dryer Electrical: 120-240 VAC. Outlets within 6 ft of laundry room sink need to be GFCI protected.
A licensed electrician is recommended to evaluate and estimate repairs.
23. Dryer Vent: Not installed. Dryer vent not installed at time of inspection.
24. Dryer Gas Line: Cast iron. Capped.
25. Washer Drain: Wall mounted drain. No machine present at time of inspection, cannot test.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Steps/Stoops: Concrete, Treated wood. No graspable handrails present on front porch access steps (safety). Lower W railing on front porch access steps is loose. Paint peeling in sections of step system, needs to be resealed against moisture intrusion. Minor rot in plinth block trim at bottom of front porch step support posts. Spalling occurring in front yard concrete entrance steps. A qualified contractor is recommended to evaluate and estimate repairs.
2. Porch: Treated wood, Composite. Minor rot occurring in section of railing. Recommend qualified contractor evaluate and estimate repairs.
3. Swale: Flat or negative slope. N side of property directs water run off towards house.
4. Vegetation: Lawn, shrubs, trees. Vegetation in contact with structure needs to be trimmed back at least 1' to allow for air flow between vegetation and siding and to reduce potential for insect intrusion.

Exterior

5. Whole structure. Exterior Surface Type: Cedar siding. Sections of shingle siding moderately weathered, minor cupping present and stain has faded, should be resealed against moisture intrusion. Minor paint peeling in S facing siding system, should be resealed against moisture intrusion. Caulking at siding/trim junctions should be redone. Gravel/siding/trim contact at lower NE corner of house, gravel needs to be removed from contact. Recommend qualified contractor evaluate and estimate repairs.
6. Trim: Wood. Rot occurring in main floor SE window trim. Rot occurring in lower and middle SW corner trim. Paint peeling in sections of trim system and balcony railings, needs to be resealed against moisture intrusion. Caulking cracked at some trim/trim junctions, needs to be resealed. Recommend qualified contractor evaluate and estimate repairs.
7. Entry Doors: Wood/glass. Finish worn on front entry door, needs to be resealed.
8. Exterior Electric Outlets: 120 VAC GFCI. S GFCI outlet is tripped, does not reset, needs replacement. Recommend licensed electrician evaluate and estimate repairs.

Electrical

9. Smoke Detectors: Hard wired with battery back up. Smoke detectors need to be updated due to age, sensitivity of smoke detectors will decrease over time.
10. Carbon Monoxide Detectors: Battery operated, Plug in. No carbon monoxide detector installed on main floor. Carbon monoxide detectors need to be installed according to current regulations, one on each floor and near all bedrooms.

Attic

11. Main attic. Attic House Fan: Direct drive. No timer for house fan. No whole house air exchange system installed at time of inspection. Whole house air exchange system should be installed to allow air exchange within structure in winter months when all the windows and doors are closed. Recommend qualified contractor evaluate and estimate cost of whole house ventilation fan timer install.

Marginal Summary (Continued)

Fireplace/Wood Stove

12. Kitchen sitting room. Fireplace Construction: Prefab. Glass needs cleaning. Only use gas fireplace glass cleaner.

Heating System

13. Garage. Heating System Operation: Adequate. No evidence of regular servicing. Lack of consistent service leads to higher chance of early failure of unit. Furnace last serviced on 3/4/21. Furnace is at end of normal life span, functional. Recommend a qualified HVAC contractor evaluate heating system and estimate cost of future replacement so that replacement cost is known.
14. Garage. Heating System Blower Fan/Filter: Direct drive with reusable filter. Filter needs to be cleaned.
15. Garage. Heating System Flue Pipe: Double wall. Sections of exterior flue are rusting out. Recommend qualified contractor evaluate and estimate cost of replacement so that replacement cost is known.

Plumbing

16. Water Lines: CPVC. CPVC is a brittle water line, care needs to be taken when operating wall valves. At time of inspection there is research being done to evaluate CPVC feed lines with the Flowguard brand to ascertain if enough evidence is present to warrant a class action law suit. No action has been taken at time of inspection.
17. Water Temperature: 135 Deg F. Recommended safe water temperature is 120 Deg F to reduce the risk of scalding. Hot water tank temperature needs to be reduced.
18. Garage. Water Heater Flue Pipe: Single wall to double wall. Flue pipe insufficiently sloped, less than 1/4" per foot, higher potential for back draft. Single wall flue in unheated area increases condensation potential in cold weather, higher risk of condensation build up in burn chamber. Recommend qualified contractor evaluate and estimate cost of repairs.

Bathroom

19. Second floor hall bathroom. Bathroom Walls: Paint. Minor swelling in base trim indicates past moisture intrusion from bath tub.
20. Second floor hall bathroom. Bathroom Ventilation: Electric ventilation fan and window. Fan noisy in operation.
21. Master bathroom. Bathroom Windows: Vinyl frame. Window over bathtub is not marked as tempered (safety). A qualified glazier is recommended to evaluate and estimate repairs.
22. Master bathroom. Bathroom Electrical: 120 VAC GFCI. Light over spa tub is non-functional at time of inspection.
23. Basement bathroom. Bathroom Windows: Vinyl frame. Upper window seal is blown. A qualified glazier is recommended to evaluate and estimate repairs.

Bedroom

24. Master bedroom. Bedroom Floor: Carpet. Carpet seam partially detached in middle of room. Minor staining present in carpet.
25. NE basement bedroom. Bedroom Floor: Carpet. Carpets are stained and/or soiled.

Marginal Summary (Continued)

Living Space

26. Entryway and halls. Living Space Floor: Hardwood, Carpet, Tile. Large stain in upper hall carpet, in front of laundry room.
Minor stains throughout carpet system.
27. Entryway and halls. Living Space Electrical: 120 VAC. Three way switch for first floor lights wired incorrectly, switch at top of lower stairs needs to be in down position for lights to work.
A licensed electrician is recommended to evaluate and estimate repairs.

Laundry Room/Area

28. Second Floor. Laundry Room/Area Dryer Vent: Rigid metal. Exterior section of dryer vent protrudes from house, should be flush with house to prevent potential water intrusion.
A qualified contractor is recommend to evaluate and estimate repairs.
Recommend yearly cleaning of dryer vent.
29. Lower level. Laundry Room/Area Washer and Dryer Electrical: 120-240 VAC. Outlets within 6 ft of laundry room sink need to be GFCI protected.
A licensed electrician is recommended to evaluate and estimate repairs.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Balcony: Rubberized deck coating. Middle N railing support post on upper balcony is loose, with high moisture reading occurring around base of post.
Staining on upper balcony soffit with high moisture reading indicates moisture intrusion, appears to be coming from loose post above, hidden conditions may be present.
Rot occurring in upper balcony railing.
A qualified contractor is recommended to evaluate and estimate repairs.

Roof

2. Main. Roof Surface Material: Asphalt shingle. Hole in ridge cap at W end, exposed sheathing, water intrusion spot. Multiple shingle tabs torn on upper S slope, exposed fasteners, water intrusion spot.
Heavy moss build up on N facing roof slopes, moss will need to be removed and maintained off of roof surface as part of a normal roof maintenance program, pressure washing is not recommended for any type of roof system.
Wear in roof indicates roof is at end of normal life span and needs to be replaced.
A qualified roofing contractor is recommended to evaluate and estimate cost of replacement.

Bathroom

3. Powder room. Bathroom Electrical: 120 VAC GFCI. Light over sink is non-functional at time of inspection, engages momentarily then shuts off, indicates switch needs replacing.
Light switch cover plate is broken, needs to be replaced.
A licensed electrician is recommended to evaluate and estimate repairs.
This outlet controls all other bathroom GFCI resets.