

V.I. Inspections

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17:04 June 18, 2018

Sebastian Scheiff.
707 N 64th St.

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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 707 N 64th St.
City Seattle. State WA Zip 98103
Contact Name Steve Hill & Sandra Brenner.

Client Information

Client Name Sebastian Scheiff.

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 \$545.00

Conditions

Others Present Tenant. Property Occupied Occupied.
Estimated Age 1907 Entrance Faces North.
Inspection Date 06/17/2018
Start Time 9:00 am End Time 12:00 pm
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 60'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. Minor cracks present, normal for age of house.
2. Walks: Concrete. Minor cracks in front walkway, minor displacement, normal for age of house.
3. Steps/Stoops: Concrete, Wood. Paint peeling on front porch access steps.
No return on front porch access steps railing.
Rise slightly uneven in front porch access steps.
A qualified contractor is recommended to evaluate and estimate repairs.
4. Porch: Wood, Brick. E railing loose on install.
Front porch railings too low to today's standards,
Baluster spacing too wide (safety).
5. Patio: Brick.
6. Deck: Treated wood. Surface should be re stained against moisture intrusion.
7. Balcony: Wood. Surface of balcony and railing of balcony are well weathered, still usable.
Cannot verify if wood framing of balcony is treated, currently wood framing is painted, if wood is untreated, shorter life span will occur.
Balcony attachment system to lower roof will need to be maintained against moisture intrusion.
8. Grading: Minor slope, Stair stepped.
9. Swale: Flat or negative slope. SW side of property directs water run off towards house.
Additional drainage may be required if water issues were to be found in basement area.
10. Vegetation: Lawn, shrubs, trees.
11. Window Wells: Concrete. Cannot verify drainage system for window wells, higher potential for moisture intrusion at window well locations, additional drainage may be required.
12. Retaining Walls: Stone.
13. Fences: Wood. Sections of fence moderately weathered with small areas of rot present in pickets.
A qualified contractor is recommended to evaluate and estimate repairs.

Exterior

A NPNI M D

Whole structure. Exterior Surface

1. Type: Cedar lap siding. Lower piece of NE corner siding missing from upper NE dormer, potential water intrusion spot.
Minor paint bubbling on W siding, paint bubbles should be scrapped/prepped and repainted.
Recommend qualified contractor evaluate and estimate repairs.
2. Trim: Wood. Exposed sections of knee brace trim, protruding past fascia boards, need to be maintained against moisture intrusion.
3. Fascia: Wood.
4. Soffits: Wood. A few pieces of lower SW bead board soffit are partially detached.
Expanding foam used to seal lower SW soffit, should be cut back flush with wood and painted.
5. Door Bell: Hard wired. Inoperative.
6. Entry Doors: Wood.
7. Windows: Vinyl frame, Metal frame. Metal framed windows will have a higher rate of condensation build up.

V.I. Inspections

Exterior (Continued)

8. Window Screens: Vinyl mesh.
9. Basement Windows: Wood framed. Single pane windows are less thermally efficient, more prone to condensation.
SW basement window pane is cracked.
Recommend qualified glazier evaluate.
10. Exterior Lighting: Surface mount.
11. Exterior Electric Outlets: 110 VAC GFCI.
12. Hose Bibs: Gate.
13. Gas Meter: Exterior surface mount at side of home. W side of house.
14. Main Gas Valve: Located at gas meter.

Roof

A NPNI M D

Main. Roof Surface _____

1. Method of Inspection: On roof.
 2. Unable to Inspect: 0%
 3. Material: Asphalt shingle. Small hole in ridge cap material at intersection of upper ridges, water intrusion spot, needs to be sealed..
Ridge cap material well worn in sections.
Moderate wear in roof system.
Moderate moss build up on roof system, moss needs to be removed and maintained off of roof, pressure washing not recommended.
Roof has been patched with different color material in lower SW roof system.
Wear in roof indicates roof material is in second half to latter third of normal life span.
A qualified roofing contractor is recommended to evaluate and estimate repairs and estimate cost of future replacement.
 4. Type: Combination.
 5. Approximate Age: 15-20 years.
 6. Flashing: Galvanized.
 7. Valleys: Asphalt shingle.
 8. Plumbing Vents: ABS. Main plumbing vent tarred around connection to lower roof, plumbing vent flashing installed incorrectly on top of roof, should be woven into roof, tar will need to be maintained and/or plumbing vent reinstalled.
Recommend qualified contractor evaluate.
 9. Electrical Mast: Side mount.
 10. Gutters: Aluminum.
 11. Downspouts: Aluminum.
 12. Leader/Extension: Plastic. Not raining at time of inspection, leader system not inspected.
- Middle. Chimney _____
13. Chimney: Brick. Crown material has worn off.
Recommend rebuilding crown and adding rain cap.
A qualified contractor is recommended to evaluate and estimate repairs.

Roof (Continued)

14. Flue/Flue Cap: Tile.
15. Chimney Flashing: Galvanized.

Garage/Carport

A NPNI M D

Attached. Garage

1. Type of Structure: Attached. Car Spaces: 1
2. Garage Doors: Wood/Glass. Lower inner trim cracked next to lower lock bolt for fixed side door.
A qualified contractor is recommended to evaluate and estimate repairs.
3. Door Operation: Manual.
4. Exterior Surface: Cedar lap siding.
5. Roof: Rubberized Deck Coating. Rubberized deck coating material moderately worn, small spots of material flaking, should be re coated.
A qualified roofing contractor is recommended to evaluate and estimate repairs.
6. Service Doors: Wood. Minor rot in lower N corner of backyard access door.
Air seal for access door to basement is unfinished in install.
7. Ceiling: Paint.
8. Walls: Paint.
9. Floor/Foundation: Poured concrete.
10. Steps: Concrete. Steps to backyard access door are uneven in rise and have no handrails, fall hazard (safety).
11. Hose Bibs: Gate.
12. Electrical: 110 VAC. Non-GFCI circuit, recommend GFCI circuit be installed.
A licensed electrician is recommended to evaluate and estimate repairs.
13. Smoke Detector: Battery operated.
14. Windows: Metal frame. S and middle E windows and skylight seals are blown.
A qualified glazier is recommended to evaluate and estimate repairs.

Electrical

A NPNI M D

1. Service Size Amps: 200 amps. Volts: 110-240 VAC.
2. Service: Copper.
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. No plumbing bond to gas line.
Evaluation by a licensed electrician is recommended.
8. Smoke Detectors: Hard wired with battery back up, Battery operated.
9. Carbon Monoxide Detectors: Battery operated, Hard wired, battery back up.

Electrical (Continued)

Basement. Electric Panel

10. Manufacturer: General Electric. Missing one cover plate screw.
11. Maximum Capacity: 200 Amps.
12. Main Breaker Size: 200 Amps.
13. Breakers: Copper and Aluminum.
14. AFCI: 110 volt.
15. Is the panel bonded? Yes No

Structure

A NPNI M D

1. Structure Type: Wood frame.
2. Foundation: Poured. House is not retrofitted for earthquakes.
Cosmetic cracks in SE reinforcement wall in basement. Cracks need to be observed for future movement.
3. Differential Movement: Settling has occurred. Normal for age of house.
4. Beams: Solid wood.
5. Bearing Walls: Frame.
6. Joists/Trusses: 2x8, 2x6.
7. Piers/Posts: Poured piers and wood posts. Older log section used for NW support post, normal for age of house.
NW posts have blocks at top where posts meet beams, should be one continuous post from pier to beam.
Older posts are not strapped.
Moisture barrier not installed between post/pier junction, higher potential for moisture and/or WDO intrusion.
Recommend qualified contractor evaluate and estimate repairs.
8. Stairs/Handrails: Wood/wood. No return on handrails (safety).
Lower handrail in upper stairwell loose, needs adjustment.
9. Subfloor: Dimensional wood.
10. 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.

V.I. Inspections

Attic

A NPNI M D

Upper attic. Attic

1. Method of Inspection: From the attic access.
2. Access: Open. No air seal present for attic access hatch.
Recommend air seal be installed to prevent moisture from interior space entering untreated attic space and causing condensation which can increase potential for vegetative haze to grow on sheathing.
3. Unable to Inspect: 30% Insufficient clearance to enter attic, not all of attic space can be visually inspected.
4. Roof Framing: 2x4 Rafter.
5. Sheathing: Plywood.
6. Ventilation: Gable and roof vents. Insufficient lower intake ventilation, due to age of house.
Recommend additional lower ventilation be installed.
A qualified contractor is recommended to evaluate and estimate cost.
7. Insulation: Fiberglass.
8. Insulation Depth: 10-13"
9. Wiring/Lighting: Not visible.
10. Moisture Penetration: Not present.
11. Pest: None.

Basement

A NPNI M D

Main. Basement

1. Unable to Inspect: 20% Not fully visible due to belongings, not fully inspected.
2. Ceiling: Exposed framing., Concrete.
3. Walls: Exposed framing
4. Floor: Concrete.
5. Floor Drain: Surface drain.
6. Windows: Wood frame.
7. Electrical: 110 VAC GFCI. Wiring outside of framing needs to be in conduit.
A licensed electrician is recommended to evaluate and estimate repairs.
8. Smoke Detector: Hard wired with battery back up.
9. HVAC Source: Heating system register.
10. Insulation: Not installed.
11. Ventilation: Windows.
12. Moisture Location: None.
13. Basement Stairs/Railings: Wood/wood. Basement access stairwell door opens out over stairwell, needs to open into hall or over 3' landing (safety).
No returns on basement stairwell railing.
Basement access stairs are very steep, normal for age of house (safety).

V.I. Inspections

Heating System

A NPNI M D

Basement. Heating System _____

1. Heating System Operation: Adequate. No evidence of regular servicing.
Lack of consistent service leads to higher chance of early failure of unit.
Recommend a qualified HVAC contractor service and evaluate heating system.
2. Manufacturer: Carrier.
3. Model Number: 59TN6A060V17 Serial Number: 0212A45206
4. Type: Forced air. Capacity: 60,000 btu/hr.
5. Area Served: Whole building. Approximate Age: 5-10 yrs.
6. Fuel Type: Natural gas.
7. Heat Exchanger: 3 Burner.
8. Unable to Inspect: 95%
9. Blower Fan/Filter: Direct drive with disposable filter. Filter needs to be changed.
10. Distribution: Metal duct. Recommend heat ducts be cleaned.
11. Circulator: Fan.
12. Draft Control: Automatic.
13. Flue Pipe: PVC.
14. Controls: Limit switch.
15. Devices: Condensate pump.
16. Thermostats: Programmable.
17. Fuel Tank: Possible oil tank. Due to age of house and chimney configuration, the potential for an abandoned oil tank is higher, ask for decommissioning certification.
18. Tank Location: Unknown.
19. Suspected Asbestos: No

Plumbing

A NPNI M D

1. Service Line: PEX.
 2. Main Water Shutoff: Basement. N wall.
 3. Water Lines: PEX.
 4. Water Pressure: 50 psi.
 5. Water Temperature: 120 Deg F.
 6. Drain Pipes: ABS. Recommend sewer scope inspection.
 7. Service Caps: Accessible.
 8. Vent Pipes: ABS.
 9. Gas Service Lines: Cast iron.
- Basement. Water Heater _____
10. Water Heater Operation: Adequate. Low water pressure on hot water side indicates that tankless hot water heater needs to be serviced.
No evidence of service.
Tankless hot water heaters need to be purged and cleaned periodically to prevent scaling within the heating pipes.

Plumbing (Continued)

Water Heater Operation: (continued)

Recommend qualified plumbing contactor evaluate and service.

11. Manufacturer: Noritz.
12. Model Number: NRC83-DV Serial Number: 2012.01-001306
13. Type: Natural gas. Capacity: Tankless.
14. Approximate Age: 5-10 yrs. Area Served: Whole building.
15. Flue Pipe: PVC. Exterior flue and intake vents are closer than the minimum 12" separation needed for correct exhaust flow. Addition pipe should be added to exhaust vent to terminated further than 12" away from intake vent.
16. TPRV and Drain Tube: Copper.

Bathroom

A NPNI M D

First Floor Hall. Bathroom

1. Ceiling: Paint.
2. Walls: Paint.
3. Floor: Tile. All tile should be sealed.
4. Doors: Wood.
5. Windows: Vinyl frame.
6. Electrical: 110 VAC GFCI.
7. Sink/Basin: Pedestal.
8. Faucets/Traps: Metal faucet with PVC trap.
9. Tub/Surround: Cast iron bathtub and tile surround. All tile should be sealed.
10. Toilets: American Standard.
11. HVAC Source: Heating system register.
12. Ventilation: Electric ventilation fan and window.

Basement. Bathroom

13. Ceiling: Paint.
14. Walls: Paint.
15. Floor: Tile. All tile should be sealed.
16. Doors: Wood.
17. Windows: Wood frame.
18. Electrical: 110 VAC GFCI.
19. Sink/Basin: Pedestal.
20. Faucets/Traps: Metal faucet with PVC trap.
21. Shower/Surround: Tile. All tile should be sealed.
22. Toilets: Glacier Bay.
23. HVAC Source: Heating system register, Radiant floor heat.
24. Ventilation: Electric ventilation fan and window.

V.I. Inspections

Kitchen

A NPNI M D

First floor. Kitchen

1. Cooking Appliances: Bosch. Anti-tip device not installed.
2. Ventilator: Cavaliere. W filter handle is melted.
Filters need to be cleaned.
3. Dishwasher: Miele.
4. Air Gap Present? Yes No
5. Refrigerator: Kenmore.
6. Sink: Stainless Steel.
7. Electrical: 110 VAC GFCI.
8. Plumbing/Fixtures: Metal fixture/PVC drain lines.
9. Counter Tops: Laminate.
10. Cabinets: Wood. Finish worn on lower cabinet doors.
11. Ceiling: Paint.
12. Walls: Paint.
13. Floor: Vinyl floor covering.
14. Doors: Has been removed.
15. Windows: Vinyl frame.
16. HVAC Source: Heating system register.

Bedroom

A NPNI M D

First floor bedroom. Bedroom

1. Closet: Double wide. Doors are missing.
2. Ceiling: Paint. Cosmetic cracks present, normal for age of house.
3. Walls: Paint.
4. Floor: Carpet.
5. Doors: Wood.
6. Windows: Vinyl frame.
7. Electrical: 110 VAC.
8. HVAC Source: Heating system register.
9. Smoke Detector: Battery operated.

Second floor NW bedroom. Bedroom

10. Closet: Built in.
11. Ceiling: Paint.
12. Walls: Paint.
13. Floor: Hardwood.
14. Doors: Wood. Glass door handles not attached to door.
15. Windows: Vinyl frame.
16. Electrical: 110 VAC.
17. HVAC Source: Heating system register.

V.I. Inspections

Bedroom (Continued)

18. Smoke Detector: Hard wired with battery back up.

Second floor NE bedroom. Bedroom

19. Closet: Built in.

20. Ceiling: Paint.

21. Walls: Paint.

22. Floor: Hardwood.

23. Doors: Wood. Strike plate for door latch partially detached.

24. Windows: Vinyl frame.

25. Electrical: 110 VAC.

26. HVAC Source: Heating system register.

27. Smoke Detector: Hard wired with battery back up.

Second floor S bedroom. Bedroom

28. Closet: Built in.

29. Ceiling: Paint.

30. Walls: Paint.

31. Floor: Hardwood.

32. Doors: Wood. Balcony access door is severely weathered, exterior of door is de laminating.
A qualified contractor is recommend to evaluate and estimate replacement of door.

33. Windows: Metal frame. E window seals are blown.

Cannot verify if window next to balcony access door is tempered, not marked (safety).

A qualified glazier is recommended to evaluate and estimate repairs.

34. Electrical: 110 VAC.

35. HVAC Source: Heating system register.

36. Smoke Detector: Hard wired with battery back up.

Living Space

A NPNI M D

Living room. Living Space

1. Ceiling: Paint. Cosmetic cracks present, normal for age of house.

2. Walls: Paint.

3. Floor: Carpet.

4. Doors: Wood.

5. Windows: Vinyl frame.

6. Electrical: 110 VAC.

7. HVAC Source: Heating system register.

Dining room. Living Space

8. Ceiling: Paint.

9. Walls: Paint.

10. Floor: Carpet.

11. Doors: French doors. Glass seals are blown in deck access door glass.

Recommend a qualified glazier evaluate and estimate cost of replacing blown glass.

12. Electrical: 110 VAC.

Living Space (Continued)

13. HVAC Source: Heating system register.
14. Smoke Detector: Battery operated.
- Hallways. Living Space _____
15. Ceiling: Paint.
16. Walls: Paint.
17. Floor: Carpet, Hardwood.
18. Windows: Vinyl frame, Metal frame.
19. Electrical: 110 VAC.
20. Smoke Detector: Hard wired with battery back up.

Laundry Room/Area

A NP NI M D

Basement. Laundry Room/Area _____

1. Laundry Tub: Metal.
2. Laundry Tub Drain: PVC. Laundry tub drain actively leaking into cabinet below, leaking from connection to sink.
A qualified plumber is recommended to evaluate and estimate repairs.
3. Washer Hose Bib: Ball valves. Rubber type washer feed hoses should be replaced per preventative maintenance.
Recommend updating to braided metal type lines.
4. Washer and Dryer Electrical: 110-220 VAC. Older style 3 wire outlet to dryer should be updated with current 4 wire outlet.
Evaluation by a licensed electrician is recommended.
5. Dryer Vent: Rigid metal. Recommend yearly cleaning.
6. Washer Drain: Wall mounted drain.

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, Wood. Paint peeling on front porch access steps.
No return on front porch access steps railing.
Rise slightly uneven in front porch access steps.
A qualified contractor is recommended to evaluate and estimate repairs.
2. Porch: Wood, Brick. E railing loose on install.
Front porch railings too low to today's standards,
Baluster spacing too wide (safety).
3. Balcony: Wood. Surface of balcony and railing of balcony are well weathered, still usable.
Cannot verify if wood framing of balcony is treated, currently wood framing is painted, if wood is untreated, shorter life span will occur.
Balcony attachment system to lower roof will need to be maintained against moisture intrusion.
4. Swale: Flat or negative slope. SW side of property directs water run off towards house.
Additional drainage may be required if water issues were to be found in basement area.
5. Window Wells: Concrete. Cannot verify drainage system for window wells, higher potential for moisture intrusion at window well locations, additional drainage may be required.
6. Fences: Wood. Sections of fence moderately weathered with small areas of rot present in pickets.
A qualified contractor is recommended to evaluate and estimate repairs.

Exterior

7. Whole structure. Exterior Surface Type: Cedar lap siding. Lower piece of NE corner siding missing from upper NE dormer, potential water intrusion spot.
Minor paint bubbling on W siding, paint bubbles should be scrapped/prepped and repainted.
Recommend qualified contractor evaluate and estimate repairs.

Roof

8. Main. Roof Surface Material: Asphalt shingle. Small hole in ridge cap material at intersection of upper ridges, water intrusion spot, needs to be sealed.
Ridge cap material well worn in sections.
Moderate wear in roof system.
Moderate moss build up on roof system, moss needs to be removed and maintained off of roof, pressure washing not recommended.
Roof has been patched with different color material in lower SW roof system.
Wear in roof indicates roof material is in second half to latter third of normal life span.
A qualified roofing contractor is recommended to evaluate and estimate repairs and estimate cost of future replacement.
9. Plumbing Vents: ABS. Main plumbing vent tarred around connection to lower roof, plumbing vent flashing installed incorrectly on top of roof, should be woven into roof, tar will need to be maintained and/or plumbing vent reinstalled.
Recommend qualified contractor evaluate.

Marginal Summary (Continued)

10. Middle. Chimney Chimney: Brick. Crown material has worn off.
Recommend rebuilding crown and adding rain cap.
A qualified contractor is recommended to evaluate and estimate repairs.

Garage/Carport

11. Attached. Garage Garage Doors: Wood/Glass. Lower inner trim cracked next to lower lock bolt for fixed side door.
A qualified contractor is recommended to evaluate and estimate repairs.
12. Attached. Garage Roof: Rubberized Deck Coating. Rubberized deck coating material moderately worn, small spots of material flaking, should be re coated.
A qualified roofing contractor is recommended to evaluate and estimate repairs.
13. Attached. Garage Service Doors: Wood. Minor rot in lower N corner of backyard access door.
Air seal for access door to basement is unfinished in install.
14. Attached. Garage Steps: Concrete. Steps to backyard access door are uneven in rise and have no handrails, fall hazard (safety).
15. Attached. Garage Electrical: 110 VAC. Non-GFCI circuit, recommend GFCI circuit be installed.
A licensed electrician is recommended to evaluate and estimate repairs.
16. Attached. Garage Windows: Metal frame. S and middle E windows and skylight seals are blown.
A qualified glazier is recommended to evaluate and estimate repairs.

Electrical

17. Ground: Plumbing and rod in ground. No plumbing bond to gas line.
Evaluation by a licensed electrician is recommended.

Structure

18. Piers/Posts: Poured piers and wood posts. Older log section used for NW support post, normal for age of house.
NW posts have blocks at top where posts meet beams, should be one continuous post from pier to beam.
Older posts are not strapped.
Moisture barrier not installed between post/pier junction, higher potential for moisture and/or WDO intrusion.
Recommend qualified contractor evaluate and estimate repairs.
19. Stairs/Handrails: Wood/wood. No return on handrails (safety).
Lower handrail in upper stairwell loose, needs adjustment.

Attic

20. Upper attic. Attic Access: Open. No air seal present for attic access hatch.
Recommend air seal be installed to prevent moisture from interior space entering untreated attic space and causing condensation which can increase potential for vegetative haze to grow on sheathing.
21. Upper attic. Attic Ventilation: Gable and roof vents. Insufficient lower intake ventilation, due to age of house.
Recommend additional lower ventilation be installed.
A qualified contractor is recommended to evaluate and estimate cost.

Basement

22. Main. Basement Electrical: 110 VAC GFCI. Wiring outside of framing needs to be in conduit.
A licensed electrician is recommended to evaluate and estimate repairs.
23. Main. Basement Basement Stairs/Railings: Wood/wood. Basement access stairwell door opens out over stairwell, needs to open into hall or over 3' landing (safety).
No returns on basement stairwell railing.

Marginal Summary (Continued)

Basement Stairs/Railings: (continued)

Basement access stairs are very steep, normal for age of house (safety).

Heating System

- 24. Basement. Heating System Heating System Operation: Adequate. No evidence of regular servicing. Lack of consistent service leads to higher chance of early failure of unit. Recommend a qualified HVAC contractor service and evaluate heating system.
- 25. Basement. Heating System Blower Fan/Filter: Direct drive with disposable filter. Filter needs to be changed.
- 26. Fuel Tank: Possible oil tank. Due to age of house and chimney configuration, the potential for an abandoned oil tank is higher, ask for decommissioning certification.

Plumbing

- 27. Basement. Water Heater Water Heater Operation: Adequate. Low water pressure on hot water side indicates that tankless hot water heater needs to be serviced. No evidence of service. Tankless hot water heaters need to be purged and cleaned periodically to prevent scaling within the heating pipes. Recommend qualified plumbing contractor evaluate and service.
- 28. Basement. Water Heater Flue Pipe: PVC. Exterior flue and intake vents are closer than the minimum 12" separation needed for correct exhaust flow. Addition pipe should be added to exhaust vent to terminated further than 12" away from intake vent.

Kitchen

- 29. First floor. Kitchen Cooking Appliances: Bosch. Anti-tip device not installed.
- 30. First floor. Kitchen Ventilator: Cavaliere. W filter handle is melted. Filters need to be cleaned.

Bedroom

- 31. First floor bedroom. Bedroom Closet: Double wide. Doors are missing.
- 32. Second floor NW bedroom. Bedroom Doors: Wood. Glass door handles not attached to door.
- 33. Second floor NE bedroom. Bedroom Doors: Wood. Strike plate for door latch partially detached.
- 34. Second floor S bedroom. Bedroom Doors: Wood. Balcony access door is severely weathered, exterior of door is de laminating. A qualified contractor is recommend to evaluate and estimate replacement of door.
- 35. Second floor S bedroom. Bedroom Windows: Metal frame. E window seals are blown. Cannot verify if window next to balcony access door is tempered, not marked (safety). A qualified glazier is recommended to evaluate and estimate repairs.

Living Space

- 36. Dining room. Living Space Doors: French doors. Glass seals are blown in deck access door glass. Recommend a qualified glazier evaluate and estimate cost of replacing blown glass.

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.

Exterior

1. Door Bell: Hard wired. Inoperative.

Laundry Room/Area

2. Basement. Laundry Room/Area Laundry Tub Drain: PVC. Laundry tub drain actively leaking into cabinet below, leaking from connection to sink.
A qualified plumber is recommended to evaluate and estimate repairs.