

# V.I. Inspections

21:09 August 25, 2017

Kelly Damman.  
11602 2nd 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 11602 2nd Ave NW  
City Seattle. State WA. Zip 98177  
Contact Name Steve Hill & Sandra Brenner.

### Client Information

Client Name Kelly Damman.  
E-Mail N/A

### Inspection Company

Inspector Name Brandal Gehr  
Company Name V.I. Inspections  
Address Brandal Gehr, License #247  
Phone 206.227.2086  
E-Mail brandal@viinspection.com  
File Number 130831  
Amount Received \$625.00

### Conditions

Others Present Home Owner. Property Occupied Occupied.  
Estimated Age 1947 Entrance Faces West.  
Inspection Date 08/25/2017  
Start Time 2:00 pm End Time 4:30 pm  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature 75 Deg. F  
Weather Clear. Soil Conditions Dry.  
Space Below Grade Basement.  
Building Type Single family. Garage Attached.  
Sewage Disposal City. How Verified Multiple Listing Service.  
Water Source City. How Verified Multiple Listing Service.

## Lots and Grounds

A NPNI M D

1.  Driveway: Concrete.
2.  Walks: Concrete, Stone.
3.  Steps/Stoops: Stone.
4.  Porch: Stone.
5.  Patio: Stone.
6.  Deck: Treated wood.
7.  Grading: Minor slope.
8.  Swale: Adequate slope and depth for drainage.
9.  Vegetation: Lawn, shrubs, trees.
10.  Window Wells: Stone. Cannot verify drainage system for window wells, higher potential for moisture intrusion at window well locations, additional drainage may be required.
11.  Retaining Walls: Stone, Concrete, Concrete Block.
12.  Basement Stairwell: Concrete. Baluster spacing too wide (safety), normal for age of house.
13.  Basement Stairwell Drain: Surface drain.
14.  Fences: Wood, Chain link.
15.  Lawn Sprinklers: Front and back yard. Yard sprinkler systems are outside of the scope of home inspection, not inspected.

## Exterior

A NPNI M D

Whole structure. Exterior Surface

1.  Type: Concrete based siding, Cedar Lap Siding. Siding is not installed underneath deck area, exposed building paper below deck rim joists. Building paper is not designed to be exposed directly to weather, should be covered with siding material.  
Caulking will need to be maintained at concrete siding butt joints.
2.  Trim: Wood. Minor wear and cracks in paint on lower SW exterior trim work, will need to be maintained against moisture intrusion.
3.  Fascia: Wood.
4.  Door Bell: Hard wired.
5.  Entry Doors: Solid core.
6.  Patio Door: Fiberglass/glass.
7.  Windows: Wood frame, Vinyl.
8.  Window Screens: Vinyl mesh.
9.  Basement Windows: Vinyl.
10.  Exterior Lighting: Surface mount.
11.  Exterior Electric Outlets: 110 VAC GFCI.
12.  Hose Bibs: Gate. Yard hose bibs need vacuum breakers installed.
13.  Gas Meter: S. side of house.
14.  Main Gas Valve: Located at gas meter.

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## Roof

A NPNI M D

### Main. Roof Surface

1. Method of Inspection: On roof.
2.      Unable to Inspect: 0%
3.      Material: Asphalt Shingle. E slope of house roof and roof connecting house to garage is at end of life span.  
Sections of garage roof are at end of life span.  
Original cedar shingle roof still present under garage roof material.  
A qualified roofing contractor is recommended to evaluate and estimate cost of replacing remaining older roof material.
4. Type: Combination.
5. Approximate Age: 5-10 years, 20+ years.
6.      Flashing: Galvanized.
7.      Valleys: Preformed metal.
8.      Skylights: Insulated glass.
9.      Plumbing Vents: Cast Iron, ABS.
10.      Electrical Mast: Side mount.
11.      Gutters: Aluminum. Upper SW gutter slightly bent at junction with roof, open gap allows for roof water to drain between upper SW fascia and gutter.
12.      Downspouts: Aluminum.
13.      Leader/Extension: Clay, Plastic. Original clay leader system more prone to failure due to age and material.

### Middle. Chimney

14.      Chimney: Brick.
15.      Flue/Flue Cap: Tile, Metal.
16.      Chimney Flashing: Galvanized.

## 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: Lift Master, Marantec.
5.      Service Doors: Solid core.
6.      Ceiling: Exposed framing.
7.      Walls: Paneling, Fire Taped. Not fully visible due to belongings, not fully inspected.
8.      Floor/Foundation: Poured concrete. Cosmetic cracks present.  
Not fully visible due to belongings, not fully inspected.
9.      Electrical: 110 VAC GFCI. Wiring outside of framing needs to be in conduit.  
A licensed electrician is recommended to evaluate and estimate repairs.

## Garage/Carport (Continued)

10.  Windows: Wood frame.

## Structure

A NPNI M D

1.  Structure Type: Wood frame.
2.  Foundation: Poured. Unable to verify if house is retrofitted for earthquakes.
3.  Differential Movement: No movement or displacement noted.
4.  Beams: Not visible.
5.  Bearing Walls: Frame.
6.  Joists/Trusses: 2x10. Portions visible.
7.  Floor/Slab: Poured concrete. Portions visible.
8.  Stairs/Handrails: Carpet/wood.
9.  Subfloor: Plywood.
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. Footing drain has been installed in basement area, cannot verify scope of footing drain install.

## Electrical

A NPNI M D

1. Service Size Amps: 200 amps. Volts: 110-240 VAC.
  2.  Service: Aluminum.
  3.  120 VAC Branch Circuits: Copper.
  4.  240 VAC Branch Circuits: Copper.
  5.  Aluminum Wiring: None.
  6.  Conductor Type: NM sheathed wiring.
  7.  Ground: Plumbing and rod in ground. Cannot verify if plumbing ground is within 5' of water main entrance.  
Cannot verify plumbing bond between hot and cold water lines.  
Evaluation by a licensed electrician is recommended.
  8.  Smoke Detectors: Hard wired with battery back up.
  9.  Carbon Monoxide Detectors: Hard wired with battery back up.
- Back Entry Hall. Electric Panel \_\_\_\_\_
10.  Manufacturer: Square D.
  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
- Basement Unit. Electric Panel \_\_\_\_\_
16.  Manufacturer: Square D. Improper cover screws, sharp tipped screws are not to be used in electric panel setting, higher potential to damage wiring within panel, should be replaced with

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## Electrical (Continued)

Manufacturer: (continued)

blunt tipped screws.

17. Maximum Capacity: 100 Amps.
18.      Main Breaker Size: 70 Amps.
19.      Breakers: Copper and Aluminum.
20.      AFCI: 110 volt.
21. Is the panel bonded?  Yes  No

## Attic

A NPNI M D

Side attic. Attic \_\_\_\_\_

1. Method of Inspection: From the attic access.
2.      Unable to Inspect: 95%. Insufficient space to access attic area, not inspected.
3.      Access: Open.
4.      Roof Framing: Not visible.
5.      Sheathing: Not visible.
6.      Ventilation: Not visible.
7.      Insulation: Fiberglass.
8.      Wiring/Lighting: Not visible.
9.      Moisture Penetration: Not visible.
10.      Bathroom Fan Venting: Not visible.
11.      Pest: None.
12.      Debris: None.

## Crawl Space

A NPNI M D

East. Crawl Space \_\_\_\_\_

1. Method of Inspection: From the access.
2.      Unable to Inspect: 0%
3.      Access: Open.
4.      Moisture Penetration: None.
5. Moisture Location: None.
6.      Moisture Barrier: Cement.
7.      Ventilation: Vents. Crawlspace vents are sealed, should be open for air exchange ventilation to be able to occur.
8.      Insulation: Fiberglass.
9.      Electrical: House wiring.
10.      Pest:
11.      Debris: Wood scraps.. All wood debris should be removed from crawl space area, potential food source for WDO's.

## Fireplace/Wood Stove

A NPNI M D

### Living Room. Fireplace

1.      Fireplace Construction: Prefab.
2. Type: Gas.
3.      Smoke Chamber: Metal.
4.      Flue: Metal.
5.      Hearth: Flush mounted.

### Basement Unit Bedroom. Fireplace

6.      Fireplace Construction: Prefab.
7. Type: Gas log.
8.      Smoke Chamber: Metal.
9.      Flue: Metal.
10.      Hearth: Raised.

## Heating System

A NPNI M D

### Utility Room. Heating System

1.      Heating System Operation: Adequate. Recommend following manufacturer service schedule.
2. Manufacturer: Lennox.
3. Model Number: G61MPV-36C-090-09 Serial Number: 5907K02792
4. Type: Forced air. Capacity: 88,000 btu/hr
5. Area Served: 1st and 2nd floor. Approximate Age: 10-15 yrs.
6. Fuel Type: Natural gas.
7.      Heat Exchanger: 4 Burner. Sealed.
8. Unable to Inspect: 100%
9.      Blower Fan/Filter: Direct drive with disposable filter.
10.      Distribution: Metal duct.
11.      Circulator: Fan.
12.      Draft Control: Automatic.
13.      Flue Pipe: PVC.
14.      Controls: Limit switch.
15.      Devices: Condensate pump.

### Utility Room. Heating System

16.      Heating System Operation: Adequate. Recommend following manufacturer service schedule.
17. Manufacturer: Rheem.
18. Model Number: RGRA-04EMAES Serial Number: FY5D702F370807045
19. Type: Forced air. Capacity: 45,000 btu/hr
20. Area Served: Basemen unit. Approximate Age: 5-10 yrs.
21. Fuel Type: Natural gas.
22.      Heat Exchanger: 3 Burner.
23. Unable to Inspect: 90%

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## Heating System (Continued)

24.  Blower Fan/Filter: Direct drive with disposable filter. Filter needs to be changed.
25.  Distribution: Metal duct.
26.  Circulator: Fan.
27.  Draft Control: Automatic.
28.  Flue Pipe: PVC.
29.  Controls: Limit switch.
30.  Thermostats: Programmable.
31.  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.
32. Tank Location: Unknown.
33. Suspected Asbestos: No

## Plumbing

A NPNI M D

1.  Service Line: Not visible.
2.  Main Water Shutoff: Not visible. Cannot locate water main shutoff, owner to verify.
3.  Water Lines: Copper, Pex.
4.  Water Temperature: 130 Deg F. Recommended safe water temperature is 120 Deg F to reduce the risk of scalding. Hot water tank temperature needs to be reduced.
5.  Water Pressure: 70 psi.
6.  Drain Pipes: ABS. Recommend sewer scope inspection.
7.  Service Caps: Not visible.
8.  Vent Pipes: ABS, Cast Iron.
9.  Gas Service Lines: Cast iron.

### Utility Room. Water Heater

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10.  Water Heater Operation: Adequate. Water heater is in later 3rd of normal life span. Recommend qualified contractor evaluate and estimate future replacement.
  11. Manufacturer: State.
  12. Model Number: GS650YBRT Serial Number: J07J043974
  13. Type: Natural gas. Capacity: 50 Gal.
  14. Approximate Age: 10-15 yrs. Area Served: Whole building.
  15.  Flue Pipe: Single wall. Hot water tank flue vents into unlined clay chimney, metal liner should be installed to prevent wear to clay tile.
  16.  TPRV and Drain Tube: Copper.
- ### Basement Unit Laundry Room. Water Heater
- 
17.  Water Heater Operation: Functional. Water heater is not accessible, cannot visually inspect. Functional at time of inspection.
  18. Manufacturer: N/A.
  19. Model Number: N/A. Serial Number: N/A.
  20. Type: N/A. Capacity: Tankless.
  21. Approximate Age: N/A. Area Served: Basement Unit.



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## Plumbing (Continued)

22.      Flue Pipe: PVC.  
23.      TPRV and Drain Tube: Not. visible.

## Bathroom

A NPNI M D

### 1st floor main. Bathroom

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1.      Ceiling: Paint.  
2.      Walls: Paint, tile.  
3.      Floor: Tile. All tile should be sealed.  
4.      Doors: Wood.  
5.      Windows: Wood frame.  
6.      Electrical: 110 VAC GFCI.  
7.      Counter/Cabinet: Stone and wood. All stone should be sealed.  
8.      Sink/Basin: Molded single bowl.  
9.      Faucets/Traps: Metal faucet with PVC trap.  
10.      Shower/Surround: Tile. All tile should be sealed.  
11.      Toilets: Toto.  
12.      HVAC Source: Heating system register.  
13.      Ventilation: Electric ventilation fan and window.

### 2nd floor hall. Bathroom

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14.      Ceiling: Paint.  
15.      Walls: Paint, Tile.  
16.      Floor: Tile.  
17.      Doors: Wood.  
18.      Windows: Wood frame.  
19.      Electrical: 110 VAC GFCI.  
20.      Counter/Cabinet: Stone and wood. All stone should be sealed.  
This GFCI also controls S bedroom bathroom outlet.  
21.      Sink/Basin: Molded single bowl.  
22.      Faucets/Traps: Metal faucet with PVC trap.  
23.      Shower/Surround: Tile.  
24.      Spa Tub/Surround: Composite tub and Stone surround. All Stone needs to be sealed.  
25.      Toilets: Toto.  
26.      HVAC Source: Heating system register.  
27.      Ventilation: Electric ventilation fan and window.

### 2nd floor S bedroom. Bathroom

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28.      Ceiling: Paint.  
29.      Walls: Paint.  
30.      Floor: Tile. All tile should be sealed.  
31.      Doors: Wood.  
32.      Windows: Wood frame. Skylight seal is blown.  
A qualified contractor is recommended to evaluate and estimate repairs.

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## Bathroom (Continued)

33.      Electrical: 110 VAC GFCI.
34.      Counter/Cabinet: Composite and wood.
35.      Sink/Basin: Molded single bowl.
36.      Faucets/Traps: Metal fixture with metal trap.
37.      Tub/Surround: Composite tub and tile surround. All tile should be sealed.
38.      Toilets: American Standard.
39.      HVAC Source: Wall mounted fan unit.
40.      Ventilation: Electric ventilation fan and window.
- Basement Unit bathroom. Bathroom
- 
41.      Ceiling: Paint.
42.      Walls: Paint.
43.      Floor: Vinyl.
44.      Doors: Wood.
45.      Electrical: 110 VAC GFCI. Light over bathtub nonfunctional at time of inspection.
46.      Counter/Cabinet: Composite and wood.
47.      Sink/Basin: Molded single bowl.
48.      Faucets/Traps: Metal faucet with PVC trap.
49.      Tub/Surround: Composite tub and tile Surround. All tile should be sealed.
50.      Toilets: Toto.
51.      HVAC Source: Heating system register, Toe kick fan unit.
52.      Ventilation: Electric ventilation fan.

## Kitchen

A NPNI M D

### 1st Floor. Kitchen

- 
1.      Cooking Appliances: Blue Star.
2.      Ventilator: No brand.
3.      Disposal: In-Sinkerator.
4.      Dishwasher: Miele.
5. Air Gap Present?  Yes  No
6.      Refrigerator: Kitchenaid.
7.      Sink: Stainless Steel.
8.      Electrical: 110 VAC GFCI.
9.      Plumbing/Fixtures: Metal fixture/PVC drain lines.
10.      Counter Tops: Composite.
11.      Cabinets: Wood.
12.      Pantry: Single.
13.      Ceiling: Paint.
14.      Walls: Paint.
15.      Floor: Hardwood, Tile. All tile should be sealed.
16.      Doors: French.

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## Kitchen (Continued)

17.      Windows: Wood frame.
18.      HVAC Source: Heating system register.
- Basement Unit. Kitchen
19.      Cooking Appliances: Frigidaire.
20.      Ventilator: General Electric.
21.      Dishwasher: Frigidaire.
22. Air Gap Present?  Yes  No
23.      Refrigerator: General Electric.
24.      Microwave: General Electric.
25.      Sink: Stainless Steel.
26.      Electrical: 110 VAC GFCI.
27.      Plumbing/Fixtures: Metal fixture/PVC drain lines.
28.      Counter Tops: Composite.
29.      Cabinets: Wood.
30.      Pantry: Double wide.
31.      Ceiling: Paint.
32.      Walls: Paint.
33.      Floor: Bamboo. Vinyl flooring uneven on install.
34.      Doors: Solid Core.
35.      Windows: Vinyl.
36.      HVAC Source: None.

## Bedroom

A NPNI M D

### 1st Floor NW. Bedroom

1.      Closet: Single.
2.      Ceiling: Paint.
3.      Walls: Paint.
4.      Floor: Hardwood.
5.      Doors: Wood.
6.      Windows: Wood frame.
7.      Electrical: 110 VAC.
8.      HVAC Source: Heating system register.
9.      Smoke Detector: Hard wired with battery back up.

### 1st Floor NE. Bedroom

10.      Closet: Single.
11.      Ceiling: Paint.
12.      Walls: Paint.
13.      Floor: Hardwood.
14.      Doors: French.
15.      Windows: Wood frame.
16.      Electrical: 110 VAC.

## Bedroom (Continued)

- 17.      HVAC Source: Heating system register.
- 18.      Smoke Detector: Hard wired with battery back up.

### 2nd Floor W. Bedroom

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- 19.      Closet: Double wide.
- 20.      Ceiling: Paint.
- 21.      Walls: Paint.
- 22.      Floor: Hardwood.
- 23.      Doors: French.
- 24.      Windows: Wood frame.
- 25.      Electrical: 110 VAC.
- 26.      HVAC Source: Heating system register.
- 27.      Smoke Detector: Hard wired with battery back up.

### 2nd Floor S. Bedroom

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- 28.      Closet: Double wide.
- 29.      Ceiling: Paint.
- 30.      Walls: Paint.
- 31.      Floor: Hardwood.
- 32.      Doors: Wood.
- 33.      Windows: Wood frame.
- 34.      Electrical: 110 VAC.
- 35.      HVAC Source: Heating system register.
- 36.      Smoke Detector: Hard wired with battery back up.

### Basement. Bedroom

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- 37.      Closet: Double wide, single.
- 38.      Ceiling: Paint.
- 39.      Walls: Paint.
- 40.      Floor: Vinyl.
- 41.      Doors: French. Lock bolt for fixed side doesn't fully engage, needs adjustment.
- 42.      Windows: Wood frame.
- 43.      Electrical: 110 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

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- 1.      Closet: Single.
- 2.      Ceiling: Paint.
- 3.      Walls: Paint.
- 4.      Floor: Tile, Hardwood.
- 5.      Doors: Wood.
- 6.      Windows: Wood frame.
- 7.      Electrical: 110 VAC.
- 8.      HVAC Source: Heating system register.
- 9.      Smoke Detector: Hard wired with battery back up.

### Living Room. Living Space

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- 10.      Ceiling: Paint.
- 11.      Walls: Paint.
- 12.      Floor: Hardwood.
- 13.      Windows: Wood frame.
- 14.      Electrical: 110 VAC.
- 15.      HVAC Source: Heating system register.

### Dining Room. Living Space

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- 16.      Ceiling: Paint.
- 17.      Walls: Paint.
- 18.      Floor: Hardwood.
- 19.      Windows: Wood frame.
- 20.      Electrical: 110 VAC.
- 21.      HVAC Source: Heating system register.

### Utility Room. Living Space

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- 22.      Ceiling: Exposed framing.
- 23.      Walls: Paint.
- 24.      Floor: Concrete.
- 25.      Electrical: Lighting.
- 26.      Sump Pump: Submerged. Sump pump installed next to main furnace is for foundation drain system, will need to be maintained.  
Functional at time of inspection.
- 27.      Sewage ejector pump: Sealed. Sewer ejector pump is sealed, cannot access for visual inspection, will need to be maintained, functional at time of inspection.
- 28.      Combustion air: Not visible. No visible combustion air intake in utility room for furnaces and hot water tank. Exterior combustion air intake needs to be installed for combustion air input into utility room.

### Basement Unit Living Room. Living Space

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- 29.      Closet: Single.
- 30.      Ceiling: Paint.
- 31.      Walls: Paint.
- 32.      Floor: Vinyl.

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## Living Space (Continued)

- 33.      Windows: Wood frame.
- 34.      Electrical: 110 VAC.
- 35.      HVAC Source: Heating system register.
- 36.      Smoke Detector: Hard wired with battery back up.

## Laundry Room/Area

A NPNI M D

### Basement. Laundry Room/Area

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- 1.      Closet: Single.
- 2.      Ceiling: Paint.
- 3.      Walls: Paint.
- 4.      Floor: Tile. All tile should be sealed.
- 5.      Windows: Vinyl.
- 6.      Electrical: 110 VAC GFCI.
- 7.      Smoke Detector: Hard wired with battery back up.
- 8.      HVAC Source: Heating system register.
- 9.      Laundry Tub: Plastic. Not mounted to floor or wall.
- 10.      Laundry Tub Drain: PVC.
- 11.      Washer Hose Bib: Ball valves.
- 12.      Washer and Dryer Electrical: 110-240 VAC.
- 13.      Dryer Vent: Metal flex. Recommend yearly cleaning.
- 14.      Washer Drain: Wall mounted drain.

### Basement Unit. Laundry Room/Area

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- 15.      Ceiling: Paint.
- 16.      Walls: Paint.
- 17.      Floor: Vinyl.
- 18.      Doors: Bi-fold.
- 19.      Electrical: Light/Fan.
- 20.      Washer Hose Bib: Ball valves. Rubber type washer feed hoses should be replaced per preventative maintenance  
Recommend updating to braided metal type lines.
- 21.      Washer and Dryer Electrical: 110-240 VAC.
- 22.      Dryer Vent: Metal flex. Recommend yearly cleaning.
- 23.      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.

### Exterior

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1. Whole structure. Exterior Surface Type: Concrete based siding, Cedar Lap Siding. Siding is not installed underneath deck area, exposed building paper below deck rim joists. Building paper is not designed to be exposed directly to weather, should be covered with siding material. Caulking will need to be maintained at concrete siding butt joints.

### Roof

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2. Main. Roof Surface Material: Asphalt Shingle. E slope of house roof and roof connecting house to garage is at end of life span.  
Sections of garage roof are at end of life span.  
Original cedar shingle roof still present under garage roof material.  
A qualified roofing contractor is recommended to evaluate and estimate cost of replacing remaining older roof material.
3. Gutters: Aluminum. Upper SW gutter slightly bent at junction with roof, open gap allows for roof water to drain between upper SW fascia and gutter.

### Electrical

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4. Ground: Plumbing and rod in ground. Cannot verify if plumbing ground is within 5' of water main entrance. Cannot verify plumbing bond between hot and cold water lines. Evaluation by a licensed electrician is recommended.
5. Basement Unit. Electric Panel Manufacturer: Square D. Improper cover screws, sharp tipped screws are not to be used in electric panel setting, higher potential to damage wiring within panel, should be replaced with blunt tipped screws.

### Crawl Space

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6. East. Crawl Space Ventilation: Vents. Crawlspace vents are sealed, should be open for air exchange ventilation to be able to occur.
7. East. Crawl Space Debris: Wood scraps.. All wood debris should be removed from crawl space area, potential food source for WDO's.

### Heating System

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8. Utility Room. Heating System Blower Fan/Filter: Direct drive with disposable filter. Filter needs to be changed.
9. 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

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10. Water Temperature: 130 Deg F. Recommended safe water temperature is 120 Deg F to reduce the risk of scalding. Hot water tank temperature needs to be reduced.
11. Utility Room. Water Heater Flue Pipe: Single wall. Hot water tank flue vents into unlined clay chimney, metal liner should be installed to prevent wear to clay tile.

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## Marginal Summary (Continued)

### Bathroom

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12. 2nd floor S bedroom. Bathroom Windows: Wood frame. Skylight seal is blown.  
A qualified contractor is recommended to evaluate and estimate repairs.
13. Basement Unit bathroom. Bathroom Electrical: 110 VAC GFCI. Light over bathtub nonfunctional at time of inspection.

### Bedroom

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14. Basement. Bedroom Doors: French. Lock bolt for fixed side doesn't fully engage, needs adjustment.

### Living Space

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15. Utility Room. Living Space Combustion air: Not visible. No visible combustion air intake in utility room for furnaces and hot water tank. Exterior combustion air intake needs to be installed for combustion air input into utility room.

### Laundry Room/Area

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16. Basement. Laundry Room/Area Laundry Tub: Plastic. Not mounted to floor or wall.



## 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.

### Living Space

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1. Living Room. Living Space Smoke Detector: Hard wired with battery back up.