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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 123 Main St
City Seattle State WA Zip 98108
Contact Name Client
Phone 206-321-7436
Email client@gmail.com

Client Information

Client Name Client
Client Address 123 Main St
City Seattle State WA Zip
Phone 206-000-000
Email Client@gmail.com

Inspection Company

Inspector Name Eric Stovall
Company Name Habitech Home Inspections
Address 7402 28th Ave NW
City Seattle State WA Zip 98117
Phone 206-861-3825
Email eric@habitechinspections.com
Amount Received NA

Conditions

Others Present Tenant Property Occupied Occupied
Estimated Age 1960 Entrance Faces North
Inspection Date 02/18/2019
Start Time 1:00 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 45 degrees
Weather Cloudy/Occasional Rain Soil Conditions Wet
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 Basement has been converted to living space

Lots and Grounds

1. Driveway: Concrete - Multiple cracks in the concrete.
A N P N I M D
2. Driveway: Concrete - Stand alone leveled parking area:
Slab appears to be in serviceable condition. Cinder block retaining walls display a few cracks but appears to be structurally sounds. The railing is considered to be unsafe for small children due to large horizontal gaps.
3. Walks: Concrete - Cracks, Small trip hazards near front of walk. Walkway to house conclaves slightly, possibly due to undermined support below. Railing is wobbly due to lack of lateral support and one of the 4x4 supports is rotting and should be replaced.
4. Steps/Stoops: Concrete - Big difference in riser height of 2 stairs. Code standard allows no more than 3/8" difference between risers.
5. Porch: Concrete
6. Patio: Concrete - Cracks in concrete. Not able to see all of surface due to a green house structure covering a portion of it.
7. Deck: painted wood/ treated wood - Deck surface is in good shape.
South railing is loose and should be repaired.
The support structure of the deck is considered non-standard but appears to be solid and has held up for many years. The welds attaching the support columns to the steel I-beams, and the plates that attach the structure to the house appear to be in good condition. Would recommend that they be monitored periodically for cracks and defects. The joists on the west side of the deck are being supported by a 2x4 ledge, as opposed to joist hangers. This is not standard but does provide adequate downward support. What it lacks in lateral support could be offset by the threaded rebar cross bracing and mid span blocking. That being said, I would defer to a structural engineer to determine the absolute soundness of the structure.

The elevated walkway around the house on the East side is in good shape. There is evidence of past repairs and reinforcement to the support joists below. As with the deck, the support structure is unique. The section in front of the house is supported with angled steel attached to the foundation and concrete slab that constitutes the front stoop in front of the house.

8. Grading: Minor slope - Minor slope towards the front of house. The rest of the lot slopes gently away.
9. Vegetation: Shrubs - No major issues. A few shrubs next to the exterior walls and foundations.
10. Retaining Walls: Stone - Retaining wall appears to function well laterally but is not giving proper support to front walk above. Recommend it be evaluated by a structural engineer to determine it's effectiveness as a support for the walkway.
11. Exterior Surface Drain: Covered drain - Covered drain at the bottom of drive way. Appears to be in working order. Recommend that it be maintained regularly by cleaning debris away from area to keep it from getting clogged.
12. Fences: Fenced on 3 sides

Exterior

A NPNI M D

Exterior Surface

1. Type: Wood - A few places on the south side of house showing signs of aging wood. No major rot detected.
2. Trim: Wood
3. Fascia: Wood - There are a few spots where paint is damaged or cracked
4. Soffits: Wood - There are a few soffit boards that are loose on the East side of house.
5. Door Bell:
6. Entry Doors: Wood
7. Patio Door: Vinyl sliding
8. Windows: Vinyl slider
9. Window Screens: Vinyl mesh
10. Basement Windows: Vinyl slider
11. Exterior Lighting:
12. Exterior Electric Outlets: 110 V - Exterior outlet by basement door on east side not GFI protected. Should be replaced with covered GFI outlet.
13. Hose Bibs: Rotary
14. Gas Meter: NW corner of house - Area should be kept clear of plants and debris.
15. Main Gas Valve: Located at gas meter

Roof

A NPNI M D

Roof Surface

1. Method of Inspection: On roof
2. Unable to Inspect:
3. Material: Asphalt shingle - Missing and damaged shingles, especially on the south side. Missing shingle on ridge can allow water intrusion. Roof past it's life expectancy and should be replaced. Evidence of leakage found in attic inspection.
4. Type: Gable
5. Approximate Age: 20+
6. Flashing: Galvanized
7. Valleys: Asphalt shingle
8. Skylights:
9. Plumbing Vents: Galvanized, Cast Iron
10. Electrical Mast: Mast with tie back at roof
11. Gutters: Aluminum
12. Downspouts: Aluminum
13. Leader/Extension:

West Chimney

14. Chimney: Brick - The chimney is in good condition, with the exception of cracks in the cap and clay flue. The width of the chimney warrants the addition of a "Cricket", which diverts water and debris away from the chimney face. This addition should be considered when the roof is replaced.
15. Flue/Flue Cap: Clay - Flue for furnace should have hood installed to eliminate water intrusion. Fireplace flue is hooded. Concrete on the cap is deteriorating and should be evaluated by a licensed chimney specialist.

Roof (Continued)

Flue/Flue Cap: (continued)

Ceramic flue for fireplace is cracked on East side and should be evaluated by a licensed chimney specialist.

16. Chimney Flashing: Galvanized - Flashing has a few areas where there is a gap in the counter flashing. The width of the chimney (36") warrants the addition of a "Cricket" to be installed on the roof facing side to prevent water and debris buildup. Typically chimneys 30" wide should have them. No current signs of leaking or damage noted.

The roof is past its life expectancy and these issues can be addressed when a new roof is installed.

Garage/Carport

A NPNI M D

Attached Garage _____

1. Type of Structure: Attached Car Spaces: 1
2. Garage Doors: Wood
3. Door Operation: Mechanized
4. Door Opener: Lift Master
5. Service Doors: Wood - Strictly speaking, the garage is not functional for the use of an automobile.
 - Exterior door is not fire rated
 - There are no barriers to living spaces (laundry room, stairway to upstairs)
 - Doors to other living areas are not fire rated
 - Per modern code, there should be a step up from the garage floor surface to the dwelling area.
6. Ceiling: Exposed framing - Garage ceiling should have a fire rated sheathing (3/4" sheet rock)
7. Walls:
8. Floor/Foundation: A few cracks seen in floor
9. Electrical: Discovered a wiring splice that should be housed in a junction box. An outlet on the ceiling needs a front cover.
10. Smoke Detector: Smoke detector should be installed in garage area
11. Windows: Vinyl casement

Electrical

A NPNI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
 2. Service: Copper
 3. 120 VAC Branch Circuits:
 4. 240 VAC Branch Circuits:
 5. Conductor Type: Non-metallic sheathed cable - Although some of the wiring has been updated, there is still older non grounded wiring present.
 6. Ground: Plumbing and rod in ground - Gas
 7. Smoke Detectors:
 8. Carbon Monoxide Detectors:
- Garage Electric Panel _____
9. Manufacturer: Square D
 10. Maximum Capacity: 200 Amps

Electrical (Continued)

11. Main Breaker Size: 200 Amps
12. Breakers: Copper - There are two 20 amp breakers serving 14 gauge wiring. These should be replaced with 15 amp breakers to reduced over heating and fire hazards.
13. AFCI:
14. GFCI:
15. Is the panel bonded? Yes No Panel is bonded to the water line but not the gas line. This should be done by a licensed electrician.

Structure

A N P N I M D

1. Structure Type: Wood frame, Masonry
2. Foundation: Poured - Small vertical cracks noted, which is very common. SW corner shows signs of differential movement, horizontal cracks indicate there may be settling occurring in that area. Recommend that it be evaluated by a structural specialist to determine the condition.
3. Differential Movement: Horizontal crack with displacement - Cracks exist on SW corner. Movement is minimal but the cracks indicate settling is occurring in that corner. It's possible that is could be attributed to the presence of a "cold pour" seam above the area. Should be evaluated by a structural specialist and monitored.
4. Beams: Beams not visible
5. Bearing Walls: Frame
6. Joists/Trusses: 2x10 - Ceiling joists in basement have been incorrectly notched and drilled for electrical and plumbing work which can compromise structural integrity.

The ceiling joist cantilever through the exterior to provide support for the elevated walkway to the deck on the back of the house. There is visible evidence of past or present water intrusion which should be evaluated by a structural specialist.
7. Piers/Posts: Posts not visible
8. Floor/Slab: Poured slab - There is an ominous area under the carpet in the basement living area indicating current water intrusion. Should be evaluated by a structural specialist

A few minor cracks on other surfaces
9. Stairs/Handrails: Wood stairs with wood handrails - Hand rails on basement stairs are small diameter and not considered "graspable" by current standards. They are also missing "returns" which eliminate the hazard of clothing and items getting caught on the hand rail ends.
10. Subfloor:

Attic

A NPNI M D

Attic

1. Method of Inspection: In the attic
2. Unable to Inspect: 10% - Was not able to completely access the area above the front entry, which was too small to crawl through
3. Roof Framing: 2x4 Truss - Roof framing appears to be adequate but there has been water intrusion in many areas. Did not detect rot on the sides but the tops of the rafters should be inspected when the roof is replaced.
4. Sheathing: Dimensional wood - There are multiple signs of current or past water intrusions. Difficult to evaluate the condition of the sheathing that is underneath the shingles.
5. Ventilation: Roof only - Inadequate ventilation. Currently, only 6 roof vents serve the attic with no soffit ventilation. Should be addressed when new roof is installed.
6. Insulation: Rock wool, Fiberglass batts - A thin layer of rock wool covers most of the attic, with an additional thin layer of fiberglass batting. The insulation has been disturbed in many areas, most likely when electrical work was done installing can lights. Current standards call for up to 18" on insulation. Current state is not providing adequate insulation
7. Insulation Depth: Insulation depth varies from 0" to 6" due to displacement of material.
8. Vapor Barrier:
9. Moisture Penetration: Ongoing water penetration noted, Previous water penetration noted - Moisture stains present on rafters and sheathing in many areas. Signs of past, or present, water penetration around vent stack. Water stains present on sheet rock above main floor bathroom near vent fan. (may be a contributing factor to fan not operating)
10. Bathroom Fan Venting: Electric fan - Not in working order. Air is currently being directed through a flexible vent duct that flows downward to the soffit. It appears that it would function well, with good slope to prevent condensation but would recommend replacing it with a solid duct work.

Basement

A NPNI M D

Sub Basement

1. Unable to Inspect:
2. Ceiling: Exposed framing
3. Walls: Concrete
4. Floor: Poured
5. Floor Drain: Did not observe a floor drain in area. It's possible that one is present under personal belongings.
6. Doors: Technically the door should be fire rated since it is adjoined to the garage area
7. Electrical:
8. Smoke Detector:
9. Insulation:
10. Ventilation:
11. Moisture Location: Near the entrance of main water line - Past moisture penetration noted around water main entrance to the house.

Fireplace/Wood Stove

A NPNI M D

Living Room Fireplace

- Freestanding Stove: Gas Insert - Gas to insert has been turned off. Did not inspect for functionality.
- Fireplace Construction: Tile
- Type: Gas log
- Fireplace Insert:
- Smoke Chamber:
- Flue:
- Damper:
- Hearth: Flush mounted

Heating System

A NPNI M D

Basement Heating System

- Heating System Operation: Appears functional - Manufacture date is 1989. The furnace appears to be well maintained and received updates and repairs over the years but it is 30 years old and is considered past its functional life. Would recommend further evaluation from a licensed HVAC technician to determine its possible longevity.
- Manufacturer: Trane
- Model Number: XL80 Serial Number: D341836P01
- Type: Forced air Capacity: 80,000
- Area Served: 1st floor and basement Approximate Age: 1989
- Fuel Type: Natural gas
- Heat Exchanger:
- Blower Fan/Filter: Direct drive with electronic filter
- Distribution: Metal duct
- Circulator:
- Flue Pipe: Single wall - Single wall flue joins into a double wall flue as it passes through the wall
- Thermostats: Individual
- Suspected Asbestos: No

Plumbing

A NPNI M D

1. Service Line: Copper - Water pressure is 130psi, which is alarmingly high. The normal range is 40-60psi and any reading over 80 is considered high and requires corrective action. High water pressure can cause damage to the plumbing system, which could result in ruptured pipes. Recommend that a pressure regulator be installed by a licensed plumber.
 2. Main Water Shutoff: Basement
 3. Water Lines: Copper
 4. Drain Pipes: ABS
 5. Service Caps: Not visible
 6. Vent Pipes: ABS
 7. Gas Service Lines: Cast iron
-
- Garage Water Heater
8. Water Heater Operation: Functional at time of inspection - Earthquake straps are installed but not in a way that would allow considerable movement during a seismic event.
 9. Manufacturer: Bradford-White
 10. Model Number: RE350S6 Serial Number: MF36420760
 11. Type: Electric Capacity: 50 Gal.
 12. Approximate Age: Installed 2015 Area Served: Whole building
 13. TPRV and Drain Tube:

Bathroom

A NPNI M D

-
- 1st floor main Bathroom
1. Ceiling: Sheet rock/Paint - Slight bulging on south wall side. Tenant described leaking sounds during heavy rains
 2. Walls:
 3. Floor: Tile
 4. Doors:
 5. Windows: Vinyl - Safety glass not indicated
 6. Electrical: 110 VAC - Non GFI receptacle should be replaced with GFI
 7. Counter/Cabinet: Wood
 8. Sink/Basin: Molded single bowl
 9. Faucets/Traps: Missing stopper
 10. Tub/Surround: Fiberglass tub and ceramic tile surround - Loose caulking around base and compromised grout. High moisture readings detected in these areas
 11. Spa Tub/Surround:
 12. Toilets: Toilet is not properly secured to the floor, can be moved from side to side
 13. HVAC Source: vent
 14. Ventilation: Not working, possible the result of water intrusion from the roof
-
- Basement Bathroom
15. Ceiling: Sheet rock/Textured Paint - Water damage present
 16. Walls: Sheet rock/Textured Paint
 17. Floor: Tile
 18. Doors: Hollow wood
 19. Windows: Vinyl slider - Safety glass not used in window.

Bathroom (Continued)

- 20. Electrical: 110 VAC GFCI - Hot and neutral reversed. Should be corrected by a licensed electrician
- 21. Counter/Cabinet: Wood
- 22. Sink/Basin: Molded single bowl
- 23. Faucets/Traps: Not visible - Drainage is slow in sink
- 24. Tub/Surround: Fiberglass tub and ceramic tile surround - Caulk at base of tile should be updated. Getting high moisture readings on the south side (wide section). Grout is missing on the window sill portion of the tile and should be repaired. Also getting elevated moisture readings there
- 25. Toilets: Glacier Bay - Not secure to the floor. Has some play
- 26. HVAC Source:
- 27. Ventilation: Vent and light combination. 3rd switch may control heat in the the unit but, if so, it is not functioning.

Kitchen

A NPNI M D

1st Floor Kitchen

- 1. Cooking Appliances: Maytag
- 2. Ventilator: Nutone - Old Nutone, missing screen cover
- 3. Disposal:
- 4. Dishwasher: Kenmore
- 5. Air Gap Present? Yes No
- 6. Refrigerator: Maytag
- 7. Microwave: General Electric
- 8. Sink: Stainless Steel - The sink appears to be in good condition but provides a flimsy mount for fixture, causing the sink to flex when moving the faucet handle.
- 9. Electrical: 110 VAC GFCI, 110 VAC outlets and lighting circuits - Only one receptacle of 4 is GFI protected
- 10. Plumbing/Fixtures: Stainless Steel - Fixture is attached but displays a lot of play where it is mounted to the sink. Flimsy mounting could possibly be fixed to anchor it better.
- 11. Counter Tops: Quartzite
- 12. Cabinets: Laminate and composite materials
- 13. Ceiling: Sheet rock/Textured Paint
- 14. Walls: Sheet rock/Textured Paint
- 15. Floor: Ceramic tile
- 16. Windows: Vinyl casement
- 17. HVAC Source: vent

Bedroom

A NPNI M D

main floor west Bedroom

1. Closet: Single small
2. Ceiling: Sheet rock/Paint
3. Walls: Sheet rock/Paint
4. Floor: Hardwood
5. Doors: Hollow wood
6. Windows: Vinyl Slider
7. Electrical: 110 VAC - None of the outlets are grounded. Insufficient outlets for space.
8. HVAC Source: vent
9. Smoke Detector: Battery operated
10. Carbon Monoxide Detector: Carbon monoxide detectors should be installed in common areas adjoining sleeping spaces. They are typically required by lending institutions and are often called out in appraisals.

main floor SW Bedroom

11. Closet: Single small
12. Ceiling: Sheet rock/Paint
13. Walls: Sheet rock/Paint
14. Floor: Hardwood
15. Doors: Hollow wood
16. Windows: Vinyl Slider - **South window was inspected and is in good shape. West window is blocked with foam and is being used for a climat3e control device**
17. Electrical: 110 VAC - None of the outlets are grounded. Insufficient outlets for space.
18. HVAC Source: vent
19. Smoke Detector: Battery operated - Mount is installed but smoke detector is missing
20. Carbon Monoxide Detector: Carbon monoxide detectors should be installed in common areas adjoining sleeping spaces. They are typically required by lending institutions and are often called out in appraisals.

Main floor SE Bedroom

21. Closet: Single small
22. Ceiling: Sheet rock/Paint - Some irregularity noted in the SE corner of the ceiling.
23. Walls: Sheet rock/Paint
24. Floor: Hardwood
25. Doors: Hollow wood
26. Windows: Vinyl slider
27. Electrical: 110 VAC - None of the outlets are grounded. Insufficient outlets for space.
28. HVAC Source: vent
29. Smoke Detector: Battery operated
30. Carbon Monoxide Detector: Carbon monoxide detectors should be installed in common areas adjoining sleeping spaces. They are typically required by lending institutions and are often called out in appraisals.

Basement Bedroom

31. Closet: None - A bedroom should have closet to technically be called a bedroom
32. Ceiling: Sheet rock/Paint
33. Walls: Sheet rock/Paint
34. Floor: Carpet
35. Doors: Hollow wood

Bedroom (Continued)

36. Windows: Vinyl slider - The window itself is in working condition. It suffers from 2 issues:
1) The opening is considered to be too small for egress. Minimum requirement is 5 square feet.
2) Code requires windows to be a maximum of 44" from the floor. Existing window is 48"
- This is only a code issue if this space is presented as designated bedroom
37. Electrical: 110 VAC
38. HVAC Source: Heating system register
39. Smoke Detector: Not present - Smoke detectors should be installed in common areas and sleeping areas. They are typically required by lending institutions and are often called out in appraisals.
40. Carbon Monoxide Detector: Carbon monoxide detectors should be installed in common areas adjoining sleeping spaces. They are typically required by lending institutions and are often called out in appraisals.

Living Space

A NPNI M D

Main floor Living Space

1. Ceiling: Texture paint - A few cracks are present in the hallway ceiling.
2. Walls: Sheetrock/Paint
3. Floor: Hardwood
4. Windows: Vinyl slider
5. Electrical: 110 VAC - Outlets are not grounded
6. HVAC Source: Heating system register
7. Smoke Detector: There is smoke detector located in the hallway adjacent to the living area.
8. Carbon Monoxide Detector: Carbon monoxide detectors should be installed in common areas. They are typically required by lending institutions and are often called out in appraisals.

Basement Living Space

9. Ceiling: Sheet rock/Paint
10. Walls: Sheet rock/Paint
11. Floor: Carpet, Poured - There is evidence of water intrusion under the carpet in front of the entrance to the room. Further evaluation needed to determine source and solution for repair.
12. Doors: Hollow wood - Technically, all doors adjoining the open garage area should be fire rated
13. Windows: Vinyl slider
14. Electrical: 110 VAC
15. HVAC Source: Heating system register
16. Smoke Detector: Battery operated
17. Carbon Monoxide Detector: Carbon monoxide detectors should be installed in common areas. They are typically required by lending institutions and are often called out in appraisals.

Laundry Room/Area

A NPNI M D

Basement Laundry Room/Area

1. Closet:
2. Ceiling:
3. Walls:
4. Floor:
5. Windows: Vinyl slider
6. Electrical: 110 VAC/220 VAC
7. Smoke Detector:
8. HVAC Source:
9. Washer Hose Bib: Ball valves - Water hose to dryer, (which has wrinkle free feature), is rubber. While this is adequate, it's recommended to have it upgraded to flexible steel which adds protection against hose rupture.
10. Washer and Dryer Electrical:
11. Dryer Vent: Metal flex - Flexible hose is adequate but recommend upgrading to solid metal duct.
12. Washer Drain: Wall mounted drain
13. Floor 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. Driveway: Concrete - Multiple cracks in the concrete.
2. Driveway: Concrete - Stand alone leveled parking area:
Slab appears to be in serviceable condition. Cinder block retaining walls display a few cracks but appears to be structurally sounds. The railing is considered to be unsafe for small children due to large horizontal gaps.
3. Walks: Concrete - Cracks, Small trip hazards near front of walk. Walkway to house conclave slightly, possibly due to undermined support below. Railing is wobbly due to lack of lateral support and one of the 4x4 supports is rotting and should be replaced.
4. Steps/Stoops: Concrete - Big difference in riser height of 2 stairs. Code standard allows no more than 3/8" difference between risers.
5. Patio: Concrete - Cracks in concrete. Not able to see all of surface due to a green house structure covering a portion of it.
6. Grading: Minor slope - Minor slope towards the front of house. The rest of the lot slopes gently away.
7. Retaining Walls: Stone - Retaining wall appears to function well laterally but is not giving proper support to front walk above. Recommend it be evaluated by a structural engineer to determine it's effectiveness as a support for the walkway.

Roof

8. West Chimney Flue/Flue Cap: Clay - Flue for furnace should have hood installed to eliminate water intrusion. Fireplace flue is hooded.
Concrete on the cap is deteriorating and should be evaluated by a licensed chimney specialist.
Ceramic flue for fireplace is cracked on East side and should be evaluated by a licensed chimney specialist.
9. West Chimney Chimney Flashing: Galvanized - Flashing has a few areas where there is a gap in the counter flashing. The width of the chimney (36") warrants the addition of a "Cricket" to be installed on the roof facing side to prevent water and debris buildup. Typically chimneys 30" wide should have them. No current signs of leaking or damage noted.

The roof is past its life expectancy and these issues can be addressed when a new roof is installed.

Garage/Carport

10. Attached Garage Floor/Foundation: A few cracks seen in floor
11. Attached Garage Electrical: Discovered a wiring splice that should be housed in a junction box. An outlet on the ceiling needs a front cover.

Electrical

12. Conductor Type: Non-metallic sheathed cable - Although some of the wiring has been updated, there is still older non grounded wiring present.
13. Garage Electric Panel Breakers: Copper - There are two 20 amp breakers serving 14 gauge wiring. These should be replaced with 15 amp breakers to reduced over heating and fire hazards.

Structure

14. Foundation: Poured - Small vertical cracks noted, which is very common.
SW corner shows signs of differential movement, horizontal cracks indicate there may be settling occurring in that area. Recommend that it be evaluated by a structural specialist to determine the condition.

Marginal Summary (Continued)

15. Differential Movement: Horizontal crack with displacement - Cracks exist on SW corner. Movement is minimal but the cracks indicate settling is occurring in that corner. It's possible that it could be attributed to the presence of a "cold pour" seam above the area. Should be evaluated by a structural specialist and monitored.
16. Joists/Trusses: 2x10 - Ceiling joists in basement have been incorrectly notched and drilled for electrical and plumbing work which can compromise structural integrity.

The ceiling joist cantilever through the exterior to provide support for the elevated walkway to the deck on the back of the house. There is visible evidence of past or present water intrusion which should be evaluated by a structural specialist.

17. Floor/Slab: Poured slab - There is an ominous area under the carpet in the basement living area indicating current water intrusion. Should be evaluated by a structural specialist

A few minor cracks on other surfaces

Attic

18. Attic Unable to Inspect: 10% - Was not able to completely access the area above the front entry, which was too small to crawl through
19. Attic Ventilation: Roof only - Inadequate ventilation. Currently, only 6 roof vents serve the attic with no soffit ventilation. Should be addressed when new roof is installed.
20. Attic Insulation: Rock wool, Fiberglass batts - A thin layer of rock wool covers most of the attic, with an additional thin layer of fiberglass batting. The insulation has been disturbed in many areas, most likely when electrical work was done installing can lights. Current standards call for up to 18" on insulation. Current state is not providing adequate insulation
21. Attic Insulation Depth: Insulation depth varies from 0" to 6" due to displacement of material.
22. Attic Bathroom Fan Venting: Electric fan - Not in working order. Air is currently being directed through a flexible vent duct that flows downward to the soffit. It appears that it would function well, with good slope to prevent condensation but would recommend replacing it with a solid duct work.

Basement

23. Sub Basement Moisture Location: Near the entrance of main water line - Past moisture penetration noted around water main entrance to the house.

Plumbing

24. Garage Water Heater Water Heater Operation: Functional at time of inspection - Earthquake straps are installed but not in a way that would allow considerable movement during a seismic event.

Bathroom

25. 1st floor main Bathroom Ceiling: Sheet rock/Paint - Slight bulging on south wall side. Tenant described leaking sounds during heavy rains
26. 1st floor main Bathroom Faucets/Traps: Missing stopper
27. 1st floor main Bathroom Tub/Surround: Fiberglass tub and ceramic tile surround - Loose caulking around base and compromised grout. High moisture readings detected in these areas
28. 1st floor main Bathroom Toilets: Toilet is not properly secured to the floor, can be moved from side to side
29. Basement Bathroom Ceiling: Sheet rock/Textured Paint - Water damage present
30. Basement Bathroom Tub/Surround: Fiberglass tub and ceramic tile surround - Caulk at base of tile should be updated. Getting high moisture readings on the south side (wide section). Grout is missing on the window sill portion of the tile and should be repaired. Also getting elevated moisture readings there

Marginal Summary (Continued)

31. Basement Bathroom Toilets: Glacier Bay - Not secure to the floor. Has some play
Kitchen

32. 1st Floor Kitchen Sink: Stainless Steel - The sink appears to be in good condition but provides a flimsy mount for fixture, causing the sink to flex when moving the faucet handle.

33. 1st Floor Kitchen Plumbing/Fixtures: Stainless Steel - Fixture is attached but displays a lot of play where it is mounted to the sink. Flimsy mounting could possibly be fixed to anchor it better.

Bedroom

34. main floor west Bedroom Electrical: 110 VAC - None of the outlets are grounded. Insufficient outlets for space.

35. main floor SW Bedroom Electrical: 110 VAC - None of the outlets are grounded. Insufficient outlets for space.

36. Main floor SE Bedroom Electrical: 110 VAC - None of the outlets are grounded. Insufficient outlets for space.

Living Space

37. Main floor Living Space Ceiling: Texture paint - A few cracks a present in the hallway ceiling.

38. Main floor Living Space Electrical: 110 VAC - Outlets are not grounded

Laundry Room/Area

39. Basement Laundry Room/Area Electrical: 110 VAC/220 VAC

40. Basement Laundry Room/Area Washer Hose Bib: Ball valves - Water hose to dryer, (which has wrinkle free feature), is rubber. While this is adequate, it's recommended to have it upgraded to flexible steel which adds protection against hose rupture.

41. Basement Laundry Room/Area Dryer Vent: Metal flex - Flexible hose is adequate but recommend upgrading to solid metal duct.

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. Exterior Electric Outlets: 110 V - Exterior outlet by basement door on east side not GFI protected. Should be replaced with covered GFI outlet.

Roof

2. Roof Surface Material: Asphalt shingle - Missing and damaged shingles, especially on the south side. Missing shingle on ridge can allow water intrusion. Roof past it's life expectancy and should be replaced. Evidence of leakage found in attic inspection.

Garage/Carport

3. Attached Garage Service Doors: Wood - Strictly speaking, the garage is not functional for the use of an automobile.
 - Exterior door is not fire rated
 - There are no barriers to living spaces (laundry room, stairway to upstairs
 - Doors to other living areas are not fire rated
 - Per modern code, there should be a step up from the garage floor surface to the dwelling area.
4. Attached Garage Ceiling: Exposed framing - Garage ceiling should have a fire rated sheathing (3/4" sheet rock)

Structure

5. Stairs/Handrails: Wood stairs with wood handrails - Hand rails on basement stairs are small diameter and not considered "graspable" by current standards. They are also missing "returns" which eliminate the hazard of clothing and items getting caught on the hand rail ends.

Attic

6. Attic Moisture Penetration: Ongoing water penetration noted, Previous water penetration noted - Moisture stains present on rafters and sheathing in many areas. Signs of past, or present, water penetration around vent stack. Water stains present on sheet rock above main floor bathroom near vent fan. (may be a contributing factor to fan not operating)

Basement

7. Sub Basement Doors: Technically the door should be fire rated since it is adjoined to the garage area

Plumbing

8. Service Line: Copper - Water pressure is 130psi, which is alarmingly high. The normal range is 40-60psi and any reading over 80 is considered high and requires corrective action. High water pressure can cause damage to the plumbing system, which could result in ruptured pipes. Recommend that a pressure regulator be installed by a licensed plumber.

Bathroom

9. 1st floor main Bathroom Windows: Vinyl - Safety glass not indicated
10. 1st floor main Bathroom Electrical: 110 VAC - Non GFI receptacle should be replaced with GFI
11. 1st floor main Bathroom Ventilation: Not working, possible the result of water intrusion from the roof

Defective Summary (Continued)

12. Basement Bathroom Windows: Vinyl slider - Safety glass not used in window.
13. Basement Bathroom Electrical: 110 VAC GFCI - Hot and neutral reversed. Should be corrected by a licensed electrician

Kitchen

14. 1st Floor Kitchen Electrical: 110 VAC GFCI, 110 VAC outlets and lighting circuits - Only one receptacle of 4 is GFI protected

Bedroom

15. main floor SW Bedroom Smoke Detector: Battery operated - Mount is installed but smoke detector is missing
16. Basement Bedroom Closet: None - A bedroom should have closet to technically be called a bedroom
17. Basement Bedroom Windows: Vinyl slider - The window itself is in working condition. It suffers from 2 issues:
 - 1) The opening is considered to be too small for egress. Minimum requirement is 5 square feet.
 - 2) Code requires windows to be a maximum of 44" from the floor. Existing window is 48"

This is only a code issue if this space is presented as designated bedroom

18. Basement Bedroom Smoke Detector: Not present - Smoke detectors should be installed in common areas and sleeping areas. They are typically required by lending institutions and are often called out in appraisals.

Living Space

19. Basement Living Space Floor: Carpet, Poured - There is evidence of water intrusion under the carpet in front of the entrance to the room. Further evaluation needed to determine source and solution for repair.
20. Basement Living Space Doors: Hollow wood - Technically, all doors adjoining the open garage area should be fire rated