



HomeTeam
INSPECTION SERVICE

5921 Indian Trail SE • Tacoma, WA 98422

253-235-5678 • Fax: --

www.hometeaminspection.com/southsound

E-mail: ht646@hometeaminspection.com

November 18, 2010

Customer Name
Customer Address

**RE: Inspection Address
Seattle, WA
Inspection #:**

Dear Customer:

On 11/18/2010 The HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information is helpful and I hope you enjoy every aspect of your new home. If I can be of any assistance, please feel free to call me at the above telephone number.

Sincerely,

The HomeTeam Inspection Service

Bob & Sallie Cogswell

File Number:
Address of Inspection:

GENERAL DESCRIPTION:

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

The inspected property consisted of a two story masonry wall structure with brick that was vacant at the time of the inspection. There were no major visual defects on the visible portions of the siding. The approximate temperature at the time of the inspection was 45 to 50 degrees Fahrenheit, and the weather was misty and wet. The utilities were on at the time of the inspection. The buyer and the sellers were present during the inspection.

The home was situated on a level to sloped lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation. The age of the home, as reported by the buyer, was said to be fifty to sixty years old.



There was a concrete walkway leading to a concrete front entry way in the front of the home. There were cracks typical of the age of the home in the walkway. No major visual defects were observed in the walkway or the front entry way.

File Number:
Address of Inspection:

There was a concrete driveway in the front of the home which led to the lower-level garage. There were no major visual defects observed in the driveway.

GARAGE:

The attached garage was designed for one car with access provided by one overhead-style door. This door is in need of painting. The Genie brand electric garage door opener was tested and found to be functional. The automatic safety reverse on the garage door was tested and found not to be functional. The concrete garage floor was in good condition. There were no major visual defects observed in the garage or the door mechanisms. Adequate fire barrier to living space was present. Door to home did not appear to be fire rated.

ROOF STRUCTURE:

The roof was a gable and hip design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed by traversing the roof. The age of the roof covering, as reported by the seller, was approximately five to ten years. There was one layer of shingles on the roof at the time of the inspection.

There was no curling and light surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the first half of their useful life. There is light to moderate moss present on roof. Recommend monitoring for cleaning in near future.



This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. There were no major visual defects detected on the exterior of the roof.

File Number:
Address of Inspection:

GUTTERS:

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional but in need of cleaning at the time of the inspection. There is a missing gutter/drainpipe connection on right side of home. Recommend repair. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were no major visual defects observed on the visible portions of the gutters or downspouts.

CHIMNEY:

There was one chimney. Observation of the chases exterior was made from the roof. There were no major visual defects observed on the exterior.

There was missing mortar in the chimney's brickwork and repairs should be made to prevent further deterioration.



ATTIC STRUCTURE:

The attic was accessed through a closet in the front entry hallway. The attic above the living space was insulated with loose-fill insulation, approximately 4-inches in depth. Ventilation throughout the attic was provided by roof vents. The roof structure consisted of two-inch by four-inch wood rafters spaced 16 inches on center and wood planks sheathing.

Because of the configuration of the framing and absence of a catwalk, which limited access, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no major visual defects observed in the attic or roof structure.

FOUNDATION:

The foundation was constructed of poured concrete. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. There were no major visual defects observed on the visible portions of the foundation.

File Number:
Address of Inspection:

The most common cause of basement and crawl space water problems is inadequate surface grading and drainage. Many water problems in basements and crawl space are a result of improper grading and neglected gutters and downspouts. Masonry and concrete materials are not waterproof unless treated and maintained with waterproof materials. Inspection for signs of water penetration is inconclusive with only an exterior inspection and interior finishing may hide current or future leakage.

LOWER LEVEL LIVING AREA: (BASEMENT)

The full basement was partially finished, and contained the following mechanical systems: furnace and water heater.

FINISHED BASEMENT WAIVER:

The interior walls of the basement were finished; therefore, a complete inspection of the poured concrete foundation was not possible. There were no major visual defects observed on the visible portions of the foundation.

FLOOR STRUCTURE:

The visible floor structure consisted of a tongue and groove subfloor, supported by two-inch by ten-inch wood joists spaced sixteen inches on center. Center beams and posts were not visible due to the configuration of the finished basement. There were no major visual defects observed in the visible portions of the floor structure.

PLUMBING:

The visible water supply lines throughout the home were galvanized pipe. The water was supplied by a public water supply. The visible waste lines consisted of cast iron and galvanized pipe. The home was connected to a public sewer system. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. There is a leak under the utility sink in basement. Recommend repair. Water flow throughout the home was below average. Water pressure was tested basement and outside hose bib and found to be 40 to 50 pounds per square inch. There were no major visual defects observed in the visible portions of the plumbing system.

The water meter was located in the front yard. The main water shutoff valve for the home was located adjacent to the water service entry point in the garage.

WATER HEATER:

There was 65 gallon capacity, electric water heater located in the basement. The water heater was manufactured by General Electric, model number PE65T09AAH and serial number 0405R02691. Information on the water heater indicated that it was manufactured 5 years ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor. The water heater was functional but seismic

File Number:
Address of Inspection:

restraints were not present. Recommend repair. The water temperature was not tested. Generally accepted safe water temperature is 120 degrees F.

ELECTRIC SERVICE:

The overhead electric service wire entered the home on the right side roofline. The electric meter was located on the outside wall. The service wire entered a Murray service panel, with a companion Sylvania sub panel located on the basement wall with a 150 amps and 120/240 volt rated capacity. There is an open wire knockout access on the right side of the electric panel. This is a safety hazard and needs to be corrected. The branch circuits within the panel were copper. These branch circuits and the fuse to which they were attached appeared to be appropriately matched. This electrical fuse panel is an old and outdated design and evaluation by a licensed electrician is recommended. The visible house wiring consisted primarily of the Romex type and appeared to be in fair to good condition.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. No GFCI outlets are present in garage near utility sink. It is recommended that all outlets within 6 feet of water have GFCI outlets. Recommend installing. There were no major visual defects observed in the electrical system.

HOT NEUTRAL REVERSE:

There were one or more receptacles in the home where the presence of hot and neutral wires were reversed (lower level family room). There are also no GFCI outlets present in the home. These are recommended within 6 feet of all water outlets, in garage areas, and outside outlets. This is a safety concern and should be repaired by a licensed electrician.

WINDOWS, DOORS, WALLS AND CEILINGS:

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of aluminum casement, with single pane glass. Many of the windows had evidence of past water leakage or heavy condensation on the sills with cracked, broken glazing. Recommend all windows be resealed.

All exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no major defects observed in the windows or doors.

The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There was evidence of past roof leakage on the ceiling of the first floor living room. The sellers mentioned that this had happened about six years ago and afterward they had a new roof put on. There were no major visual defects observed in the interior walls or ceilings.

File Number:
Address of Inspection:

FIREPLACE:

There were two wood-burning fireplaces in the home. A home inspection of the fireplace and chimney is limited to the readily visible portions only and the fireplace was not operated. The inner reaches of a flue is mainly inaccessible. Our view was not adequate to discover possible deficiencies or damage, even with a strong light. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. A qualified chimney sweep will clean the interior if necessary, using specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. If the fireplace has not been cleaned and inspected by a qualified fireplace professional within the past year we recommend this be done prior to use. The visual condition at the time of the inspection is indicated as follows.

One fireplace was located in the living room on the first living level the other in the lower living level family room. The both dampers did appear to be functional with heavy debris falling through when opened. There was visual evidence of creosote buildup in both fireboxes and/or chimneys. There were large spaces between firebricks observed in the both fireboxes.



The back of the firebox in the living room exhibited efflorescence on the back wall indicating water leakage through the chimney.



File Number:
Address of Inspection:

Recommend cleaning and evaluation by a licensed fireplace professional/chimney sweep.

FIRST LEVEL:

The first level consisted of a living room, kitchen, dining room, full bathroom and two bedrooms. The floor coverings consisted of carpeting, ceramic tile, and vinyl tiles. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc. are not addressed. There were no major visual defects observed on the first level.

SMOKE ALARMS:

There was a smoke alarm found in the house. For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

KITCHEN:

Kitchen lighting was adequate. GFCI plugs were not present. Kitchen counter tops were ceramic tile and were in adequate condition but needed caulking at the joints. Kitchen cabinets were wooden and in adequate condition. The single ceramic kitchen sink was in good condition.

The plumbing beneath contains a p-trap which is appropriate for household sinks. The functional flow and drainage for the kitchen sink is low and marginal. The faucet is in marginal to poor condition but functional. There were no leaks at time of inspection. There was no wood rot observed beneath the sink area.

The General Electric electric free standing range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The Aerofan vented range hood was inspected and did appear to be functional, but is very slow to start. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The Sears Coldspot refrigerator was inspected but was unplugged and need to be moved to operate, therefore unable to determine if it is functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

LAUNDRY ROOM

The laundry/utility room was located in the basement. An outside vent for the dryer was present. GFCI was not present.

The stationary tub in the laundry room leaks due to a crack in the bottom. Recommend sealing or replacement.

File Number:
Address of Inspection:

BATHROOMS:

There are one full and one half bathrooms. Adequate venting was present in the bathrooms in the form of windows. GFCIs were not present. The faucets in both baths are in marginal condition. Recommend replacement. The first floor full bathroom needs extensive re-grouting in the shower area and toilet areas need re-caulking. Recommend this be done before using the bathroom to prevent moisture penetration. There were no major visual defects.

Failure to keep walls sealed can cause deterioration and extensive moisture damage including mold growth to the interior walls, which is not always visible at the time of the inspection.

HVAC INSPECTION REPORT:

Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life.

The results of our visual and operational inspection of the heating and air conditioning system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition. The home was heated by Radiant-Aire fuel oil forced air furnace, Serial Number F-433135, Model Number 90BU which is 50 plus years old. The unit was located in the basement of the home. Although functioning at the time of the inspection, due to it's age, this unit has reached the end of its expected useful lifetime and buyer could expect to replace the unit at any time.

NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible.

The exhaust vent pipe is separated from the wall, allowing burnt gases to escape to the basement. This is a safety issue and needs to be corrected.



File Number:
Address of Inspection:

The heating system was found to be functional.

DUCTWORK:

Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers.

FILTER TYPE:

The disposable filter should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

CONTROLS:

The control for the heating system was a 24 volt thermostat located on the hallway wall of the home. The thermostat was found to be in working order.

CONDITIONS CONDUCIVE FOR PEST INFESTATION

The following conditions conducive for pest infestation were present: excessive overgrowth on left side and left front, and right front, especially at roof/gutter areas. Recommend trimming. There was a missing a connection from gutter to drainpipe on right side. Recommend repair.

OVER GROWTH:

Extensive plant growth was observed against the home, on the left and right side areas of the house, particularly at the roof/gutter line. Recommend removing this growth away from the siding to prevent possible damage including insect infestation.

SUMMARY:

PLEASE READ THIS ENTIRE REPORT, FROM BEGINNING TO END, BEFORE THE HOME INSPECTION CONTINGENCY PERIOD IN YOUR CONTRACT WITH THE HOME OWNER EXPIRES. ONCE THE HOME INSPECTION CONTINGENCY PERIOD EXPIRES, YOU MAY NOT BE ABLE TO CANCEL YOUR PURCHASE CONTRACT BASED UPON THE RESULTS OF THIS OR ANY OTHER INSPECTION.

DO NOT RELY UPON THIS SUMMARY OF THE INSPECTION REPORT. THE SUMMARY IS NOT INTENDED TO BE COMPREHENSIVE. YOU MUST READ THE ENTIRE INSPECTION REPORT, WHICH CONTAINS MORE DETAILED DESCRIPTIONS OF THE PROPERTY AND ITS SYSTEMS AND COMPONENTS. SECTION HEADINGS IN THE REPORT ARE FOR REFERENCE PURPOSES ONLY AND DO NOT AFFECT THE MEANING OR INTERPRETATION OF THE REPORT. THE ORDER IN WHICH THE SYSTEMS AND COMPONENTS OF THE PROPERTY ARE PRESENTED IS NOT INTENDED TO REFLECT THE RELATIVE IMPORTANCE OF ANY SYSTEM OR COMPONENT OF THE PROPERTY. YOU MUST DETERMINE THE IMPORTANCE OF EACH SYSTEM AND COMPONENT OF

File Number:
Address of Inspection:

THE PROPERTY FOR YOURSELF.

MINOR DEFECTS:

- The automatic safety reverse on the garage door was tested and found not to be functional.
- There was missing mortar in the chimney's brickwork and repairs should be made to prevent further deterioration.
- The electrical fuse panel is an old and outdated design and evaluation by a licensed electrician is recommended.
- The functional flow of water within the kitchen and baths is low, drainage is also slow.

MAINTENANCE ITEMS:

- The attached garage was designed for one car with access provided by one overhead-style door. This door is in need of painting. The automatic safety reverse on the garage door was tested and found not to be functional. Door to home did not appear to be fire rated.
- There is light to moderate moss present on roof. Recommend monitoring for cleaning in near future.
- There is missing gutter/drainpipe connection on right side of home. Recommend repair.
- The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional but in need of cleaning at the time of the inspection.
- Water flow throughout the home was below average. Water pressure was tested in the basement and at an outside hose bib and found to be 40 to 50 pounds per square inch. Recommend monitoring for future repair/replacement.
- The water heater was functional but seismic restraints were not present. Recommend repair.
- Many of the windows had evidence of past water leakage or heavy condensation on the sills. The glazing is also cracked, broken and some missing. Recommend repair.
- Kitchen counter tops were ceramic tile and were in adequate condition. Recommend caulking at the joints to prevent water intrusion.
- The home was heated by Radiant-Aire fuel oil forced air furnace, Serial Number F-433135, Model Number 90BU which is 50 plus years old. The unit was located in the basement of the home. Although functioning at the time of the inspection, this unit has reached the end of its expected useful lifetime and buyer could expect to replace the unit at any time.
- Excessive overgrowth on left side and left front, and right front, especially at roof/gutter areas. Recommend trimming. Missing gutter connection from gutter to drainpipe on right

File Number:
Address of Inspection:

side. Recommend repair.

- Extensive plant growth was observed against the home, on the left and right side areas of the house, particularly at the roof/gutter line. Recommend removing this growth away from the siding to prevent possible damage including insect infestation.
- The stationary tub in the laundry room leaks due to a crack in the bottom. Recommend sealing or replacement.
- The faucets in both baths are in marginal condition. Recommend repair or replacement.
- The first floor full bathroom needs extensive re-grouting in the shower area and all areas need re-caulking. Recommend this be done before using the bathroom.

SAFETY ITEMS:

- There is an open wire knockout access on the right side of the electric panel. This is a safety hazard and needs to be corrected.
- There were one or more receptacles in the home where the presence of hot and neutral wires were reversed (lower level family room). There are also no GFCI outlets present in the home. These are recommended within 6 feet of all water outlets, in garage areas, and outside outlets. This is a safety concern and should be repaired by a licensed electrician.
- There was visual evidence of creosote buildup in both fireboxes and/or chimneys. There were also large spaces between firebricks observed in the both fireboxes. The back of the firebox in the living room exhibited efflorescence on the back wall indicating water intrusion through the chimney. Recommend cleaning and evaluation by a licensed fireplace professional/chimney sweep.
- The exhaust vent pipe from the oil furnace in the garage is separated from the wall, allowing burnt gases to escape to the basement. This is a safety issue and needs to be corrected.

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written HomeTeam Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam® client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.