

GENERAL INFORMATION

PROPERTY LOCATION:

1111 First Ave.
Seattle, WA 123345

REPORT DATE:

September 09, 2003

INSPECTION DATE:

September 08, 2003

REPORT NUMBER:

REPO60026

CLIENT(s):

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SELLER:

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PREPARED BY:

Inspectors Name

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1. SUMMARY OF DEFICIENCIES

In summary, the residence is typical of a number of similar vintage and style dwellings. The residence is standing up well and requires attention to a typical number of maintenance items.

STRUCTURAL SYSTEM

Heavy vegetation is growing against the sides of the foundation and house. This can lead to insect or vermin infestation and has even been known to result in substantial damage when shooters grow up and behind the siding into the framing. We cutting back all vegetation around the perimeter of the house, leaving no less than six inches of clearance between any vegetation and the side of the home.

We found debris (construction scraps, stored property, old form boards, trash) in the crawlspace. This is not only unsafe but is conducive to infestation by vermin or wood-destroying insects. We recommend sanitizing the crawlspace by removing all debris including any form boards or wood ties that were left over from the construction process. Once completely cleaned out the only thing remaining on the floor of the crawlspace should be a properly applied and intact vapor barrier.

The homeowner has been storing property in the attic on top of the lowest chord of the manufactured trusses that support the roof and comprise the ceiling joists. This can result in sagging ceilings and threaten the structural stability of the home, as these trusses are not designed to sustain lateral load on their lower chords and storing property on top of them is prohibited. We strongly recommend immediate removal of all stored property from the attic area.

EXTERIOR

The exterior walls are very wavy and uneven. This is unsightly and may be beyond acceptable tolerances. The cause may be loose/buckled siding or bowed framing beneath the siding. We recommend further investigation of the cause and correction as necessary by a competent carpenter.

There is loose, damaged or missing trim. Besides being unsightly, loose/missing trim can result in water penetration that leads to rot and insect infestation. A competent carpenter needs to make repairs.

The doorsill at the main entry is soft and deteriorated, possibly as a result of rainwater infiltration around the threshold. We recommend that a competent carpenter repair the threshold as necessary.

One or more of the posts that support this deck are deteriorating and need to be replaced. We recommend replacement of the affected posts with new posts of treated lumber. Soaking the ends of the new posts in end-cut solution will seal all end grain and the posts should be installed and supported in accordance with existing code requirements.

LANDSCAPE AND SITE DRAINAGE

In regards to proper slope configuration and drainage, the landscaping of this home has been poorly done. The yard around a home needs to be configured so that the soil immediately next to the foundation slopes away on all sides no less than 1 inch per foot for at least the first six feet from the foundation. This is to ensure that runoff will drain well clear of the foundation before seeping deep into the ground where it can infiltrate basements and crawlspaces or saturate the soil beneath a slab. As presently configured, this yard will drain toward the foundation, conveying an unacceptable amount of runoff toward the foundation. We recommend having this corrected as soon as possible by re-grading the yard around the home. A professional landscaper or drainage contractor should be consulted to discuss options and cost.

The flatwork (Walkways and/or concrete aprons poured directly against the foundation.) installed around this home is badly cracked and settling. This is a significant deficiency that will allow runoff and rainwater to undermine the flatwork further and drain against the foundation where it can infiltrate basements or crawlspaces, cause heaving in freezing or expansive soil conditions or undermine footings, resulting in settling of the foundation.

ROOF SYSTEM

The ridgeline of the roof is noticeably sagging. This is an obvious indication that something is amiss with the roof structure. Sagging ridges can indicate a split or rotten ridge beam, broken or missing rafter ties, or may even be the result of too heavy a cover. Prior to closing, further evaluation by an engineer is recommended to identify the cause and make appropriate recommendations for correcting or stabilizing the roof structure.

We found that perforated drainpipe has been used to make the connection between the downspouts and the perimeter drain system. This is an unsatisfactory condition, as the perforations in the pipe will only result in water washing out the sides of the pipe and seeping into the ground close to the home. This could result in water infiltration into basements or crawlspaces. The perforated pipe connectors should be immediately replaced with non-perforated connectors. We also recommend having the perimeter drain uncovered at one or more locations to ensure that it too does not consist of perforated drainpipe. If it should be discovered that the entire buried perimeter drain system consists of perforated pipe, it will be necessary to have all of it dug up and replaced with the proper type of pipe.

PLUMBING SYSTEM

Our inspection has uncovered minor plumbing deficiencies that need to be attended to.

We found that water volume and flow was reduced at one or more fixtures. This could be something as simple as an occluded water line, a defective stop, plugged aerator or inadequately sized supply plumbing. We recommend further investigation and correction as appropriate.

There is no air gap installed between the discharge line from the dishwasher to its waste receptacle. This can cause dirty, contaminated water from the plumbing to be siphoned back into the dishwasher where it will contaminate the dishes. Correction will require installation of an air gap device at the kitchen sink or wall or necessitate looping the discharge line up over the top of

the dishwasher, so that it is above the flood rim of the adjacent sink and plumbing and cannot siphon waste backward.

ELECTRICAL SYSTEM

The service drop is poorly anchored to the house and in danger of being pulled loose. If it pulls loose the strain on the drop could loosen or detach the neutral cable, causing the household voltage to be unstable. Essentially all circuits in the home could become 240volt circuits, burning out some appliances or convenience items and posing a substantial hazard. We recommend having the drop attachment immediately repaired by the utility provider.

AIR CONDITIONING SYSTEMS

Under full load, there is a heavy vibration in the air handler of this system, indicating an out-of-balance blower. This can be caused by debris trapped in the blower drum, a bent blower axle or thrown balancing weights.

The condensate pan at the air conditioner evaporator coil was full of debris and will need to be cleaned.

INTERIOR

There are minor wall blemishes throughout the home that are of no real significance to this inspection. We only report on individual conditions that are significant and that indicate underlying defects of a more serious nature, such as settling, structural inadequacies, water intrusion, rot or insect damage.

There are pathways worn into some portions of the carpeting in the home. We recommend having these portions of the carpeting replaced.

The resilient floor covering is unsightly and heavily worn and should be replaced. We recommend consulting a floor covering professional to discuss replacement options and cost.

There are one or more kitchen cabinets with loose/broken hinges that need to be repaired or replaced.

The splashboard at the back of the kitchen countertop is cracked, swollen, peeling or otherwise unsightly and unserviceable and should be repaired by a professional cabinetmaker.

We noted broken window glass in the basement bedroom and recommend immediate replacement by a professional glazier.

FIREPLACES AND SOLID FUEL BURNING APPLIANCES

The gas fireplace/stove was not tested because the gas had been turned off.

Yours truly,

Inspectors Name