

Metcalfe Building Consultants Inc

Building and Home Inspections / Consulting

Since 1989

Inspection Report

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Client: New Home Owner Date: 11-12-08 Doc. # 19033-A

Address: 1234 4th Ave City: Seattle Wa State: WA Zip: 98101

Phone: _____ Email: _____

Inspection Location: 3456 E Home St Seattle Wa Building Type: One story

Basement Crawl space Weather: overcast Time of day: 9am

This report contains checklists and commentary on the building and property listed above. It is the confidential property of the client and is non-transferable.

All buildings have defects in varying degrees. It is the purpose of this report to form an opinion about deficiencies, problems, and needed maintenance or repairs. Positive features will also be described along with providing an education about the building and its systems. Maximum benefit is obtained by attending the inspection with the inspector. It is also very important to walk through the premises just prior to closing, to determine that all conditions are as they have been represented, and that no problems have developed since the inspection. Sellers are required by law to disclose any defects that they know about.

In general, damaged or unsafe materials should be repaired, removed or replaced. Continuing maintenance is essential for all buildings. Make sure to refer to the last two pages of this report regarding the scope and limitations of this inspection.

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("N/A" = not inspected or non-existent)

BUILDING SITE

Driveway: asphalt/concrete **Walkways:** earth **Patio:** none **Retaining walls:** rockery

The general condition of the building site is good and has been well maintained.

There are normal settling cracks in the walks and driveway.

The landscaping timbers on the south section of the building site are deteriorating noticeably. General replacement is needed here.

The small gazebo structure in the backyard is deteriorating.

The sprinkler system controls were unplugged. This system was not tested. See note below.

Evidence of an older low-voltage yard lighting system was found. However, no controls for this system were found.

A narrow strip of the common driveway from the edge of your driveway to the main street has been cut out and patched. This is usually done when water or sewer lines or other utilities have been replaced or added. You may want to ask the current sellers about what was done here.



NOTE: Sprinkler systems are not tested or inspected. You may want to ask the seller to confirm that this system is working correctly and/or go over the operation of this system with them.

CARPORT

Maximum number of cars in carport 2 **Attached** **Detached**

The general condition of the carport is good.

Significant rot is occurring to the siding and trim boards at ground level around the base of the center support columns. The interior flower boxes are also rotting. All damaged wood should be completely removed and replaced.

The electrical outlet on the back wall of the garage should be secured. Ground fault circuit interrupter protection should be provided here for safety purposes.



EXTERIOR

Siding: cedar

Windows: aluminum **Double Pane:** All X Partial **Storm windows** **Single pane**

This building has tongue and groove cedar siding. The majority of the siding is in good condition for its age. As maintenance, all siding should be kept securely nailed to the building and all siding/trim intersections should be kept well sealed with caulk. General re-staining/painting will be needed soon.

There is earth to wood contact to the siding. This earth to wood contact is occurring on the north, south and front sides of the building. All earth should be kept at least 6" below siding, trim and any other wood members unless the wood is treated wood rated for earth to wood contact. All damaged wood should be removed and replaced with new wood.

Some minor deterioration is occurring to a few of the lower siding boards, where earth to wood contact is not occurring. If siding boards are not kept well sealed, water will wick up into the bottom and grains of the boards and cause deterioration. All damaged wood should be removed and replaced with new wood.

Significant deterioration is occurring to the deck system that extends around the back of the building. This deck system was originally built with non-treated lumber. Some partial repairs have been done but ongoing deterioration is occurring and will continue to occur. General removal and replacement of this deck system is needed now. Because some of the deck support framing is cantilevered, when new support beams are installed, additional support posts and concrete footings will also be needed. Current code requires all decks, stairs and porches to have railings at least 30" high and vertical or horizontal rail members no farther apart than 4" for safety purposes.

The intersections between the walls of the sun room and the deck/tile surface have been sealed with caulk. This area is suspect for potential deterioration. When deck replacement is done, this area should be inspected thoroughly for any ongoing deterioration and repairs should be done as needed. In addition, some water seepage has occurred between the sun room and the main siding of the building.

Rot is occurring to some of the fascia boards and rafter ends behind the gutters. When gutter replacement is done, all damaged wood should be removed and replaced.

Minor deterioration is occurring to a few other trim boards around exterior of the building. In general, all damaged exterior wood siding, trim and framing should be completely removed and replaced. Proper flashing should be installed at all intersections. Appropriate caulking, painting and staining will also be needed.

A significant number of the thermal window seals have failed. All damaged glass sections should be removed and replaced.

All trees and foliage should be kept cut back away from contacting the building.

All non-frost free exterior hose spigots should be kept well insulated during freezing weather.
In general, all damaged materials should be removed and replaced, all intersections should be sealed with caulk and/or flashing as needed and the entire exterior should be kept weather-proof.





NOTE: A complete pest inspection is included with every full inspection. Detrimental conditions will be noted in this report.

ROOF SECTION

Type: composition **Pitch:** medium
Estimated life remaining: 0-2 years

This building has a very old asphalt fiberglass composition roof system. The roofing material is significantly deteriorated. Complete re-roofing is needed now.

The wood trim and support boards around the older solar heating system are noticeably deteriorated. It is recommended that this older solar heating system be completely abandoned.

The original skylights are constructed with fiberglass material. Some leaking around the skylights has occurred. For greater thermal efficiency and lighting considerations, installing newer double pane glass skylights is recommended.

CHIMNEYS

Type: Brick Metal Stone Hollow Block

The general condition of the chimney is good.

GUTTERS/DRAINAGE

Type: Aluminum Wood Galvanized Plastic Torch Down Hot Tar
Downspouts: Aluminum Galvanized Plastic Chain
Storm drains Splash blocks

The original galvanized gutters are failing and complete replacement is needed now. Aluminum, copper or plastic products should be installed.



NOTE: Downspout sections should be complete, secured to the house and should reach all the way to the ground. They should drain into storm drains, or onto splash blocks which divert the runoff away from the house.

NOTE: Storm drain systems cannot be inspected as they are underground. Some systems connect with municipal drainage systems while others drain into the ground or into dry sumps. Older storm drain systems are prone to deterioration or can become so tightly plugged that cleaning is impossible.

ATTIC SPACE

The ceilings in this building are vaulted so there is no attic space. It appears that some rigid insulation was installed underneath the current roofing material. Because there is no attic space, the only way of adding insulation is to install rigid insulation underneath the roofing material. You may want to consider replacing or upgrading the rigid insulation when re-roofing is done.

NOTE: Current code requires R-38 overhead insulation which is approximately 12+". If you have close to this amount, it may not be worth it to add more. All exhaust fans should vent to the exterior of any attic spaces.

HEATING

Type: Electric Forced air Heat pump Floor electric radiant

Electronic air filter location: furnace Needs cleaning or replacing: Yes X No ___

Servicing needed now X

This building has an electric forced air furnace and a heat pump which provide heating and cooling for the majority of the building.

The heating system worked correctly at the time of the inspection.

The air-conditioning was not tested due to the colder temperatures. If air conditioners are operated at cooler temperatures, damage can occur.

The heat pump/air-conditioning unit appears to be a newer and is in good condition.

The electronic air cleaner system has failed and repair/replacement is needed here now.

Individual floor electric radiant heaters have been installed in the main floor sun room and the lower-level southeast bedroom. The electric heater in the sun room worked. The heater in the bedroom did not. There is forced air heat supplied to both of these rooms, so these electric heaters are not essential.

NOTE: Filters should be changed or cleaned approximately three or four times per year at a minimum. Regular cleaning of the duct work is also recommended. We recommend installing carbon monoxide detectors in all buildings that have oil or gas furnaces, heaters, hot water tanks or appliances.

NOTE: If asbestos material is observed on or around the heating system, we will indicate this. We are not asbestos professionals and it is possible that asbestos materials can be hidden or not detected. If you are concerned about asbestos, an asbestos expert should be contacted.

FIREPLACE(S)

Damper: X Functional: X

The general condition of the fireplaces is good.

FOUNDATION/CRAWL SPACE/BASEMENT

Foundation Type: Concrete X Slab on grade X Hollow Block ___ Brick ___ Stone ___

Post on pier ___ Screw jacks ___ Other ___

Basement: full Finished X Unfinished X

Floor insulation: ___ Water pipe insulation: ___ Heating duct insulation: ___

Evidence of water seepage: ___ Pest treatment needed: ___

The general condition of the concrete foundation and structural framing is good. No irregular cracking or settling was observed.

The basement was dry at the time of inspection. See NOTE below.

NOTE: Water seepage of some degree is common in both basements and crawl spaces. It most commonly occurs as a result of incorrectly diverted downspout runoff, but can also result from ground water penetration. Correcting

water seepage problems can range from simple repairs to expensive drainage systems. The amount of water that enters or the frequency of occurrence cannot be determined from a normal inspection. The owners or current occupants should be contacted and asked about any water penetration occurrences. Minor water seepage does not usually cause damage.

NOTE: A complete pest inspection is included with every full inspection. Detrimental conditions will be noted in this report.

PLUMBING

Water Source: Municipal Well Functional water volume: good fair poor

Water Piping: Copper Galvanized Plastic

Waste Disposal: Municipal Septic

Waste Piping: Galvanized Cast iron ABS Plastic Copper Lead

Hot Water Tank: Location: laundry room Gas: Electric:

Gallons (approx.): 80 Pressure relief valve: Shut off valve:

Main shut off location: by hot water tank Needs repair:

Floor drain: none found

The general condition of the plumbing is good, as is the water pressure.

This building has been plumbed with copper water piping. Copper piping will not corrode or rust.

The water meter is located on East Prospect street. If repairs to the main water line were ever needed, they would be expensive. However, the main water line entering through the basement floor is copper, which would tend to indicate that the line to the street would also be copper although this could not be directly confirmed. If this is the case, the copper water line should have an indefinite life span.

The hot water tank is an older model and may need replacing in the near future. The average life of gas and electric water heaters is 8-12 years. The hot water tank is not strapped for seismic stability.

Although significant sewer line problems are uncommon in buildings of this age, you may want to consider having the sewer line inspected. See note directly below.

NOTE: Main sewer and drain lines from the building[s] to municipal sewer lines or septic systems, along with any sewer and drain lines enclosed inside walls, cavities and concrete floors or other types of floors, etc., cannot be directly inspected. Hidden sewer and drain line problems can exist that cannot be detected during the normal course of a standard building inspection. The only way to determine if there are any hidden sewer or drain line problems is to hire a specialty plumbing contractor who will send a camera down the sewer or drain lines and do a direct visual inspection. Significant sewer or drain line problems are not common to find. However, if they do exist, they can be expensive to repair.

NOTE: The generally accepted safe hot water temperature is 120 degrees Fahrenheit. Higher temperatures increase the risk of scalding.

NOTE: At a minimum, pressure relief valves on hot water tanks should have a pipe that vents to within 6" of the floor. Ideally, they should be vented to a floor drain, a fixed drain or to the exterior of the building. It is recommended that gas hot water tanks that are located in garages be installed at least 18" above the floor. This could help eliminate the possibility of explosion if flammable fumes are present. All hot water tanks should be secured for seismic stability.

NOTE: Water shut-off valves are not operated during the inspection. Usually valves are not operated on a regular basis and can be frozen in the open position. Valves should be operated at least once a year to keep them operational. Leaking or defective valves should be replaced.

NOTE: It is recommended that steel braided hose be used for supply line connections between shut off valve and fixtures including washing machines. Plastic or rubber only supply lines are more susceptible to bursting.

ELECTRICAL

Panel location: carport storage

Main panel amperage rating: 2/200 Voltage: 120/240 Circuit breakers: X Fuses: __

Service: Underground Meter seal intact: X Service wire entering main panel: copper

Note: Service panel size does not always relate directly to the capacity of the service wires.

Ground Fault Circuit Interrupter (GFCI) locations: bathrooms

New romex: X Old romex: __ Knob & tube wiring: __ Doorbell: works X needs repair __

The general condition of the electrical system is good.

This building has two, 200 amp circuit breaker panels which are located in the storage area to the north of the carport. One of the circuit breaker panels has a standard main circuit breaker. The other circuit breaker panel is a split buss panel. This circuit breaker panel was installed at a time when all power to the house had to be able to be turned off with a maximum of six circuit breakers. There is no main circuit breaker. One of these six circuit breakers controls the lower half, or lower buss, of the circuit breaker panel where the circuit breakers for the outlets and lights in the building are usually located.

One of the wires in the split-buss panel circuit breaker has overheated. An electrical contractor should be called in now to make all necessary repairs.

Installing additional ground fault circuit interrupters is recommended. See NOTE below.

Installing a full complement of battery-powered smoke alarms is recommended.

One of the electrical outlets in the master bedroom needs to be replaced.

The cover plate for the junction box that provides power to the driveway light fixture is missing and should be replaced now.



NOTE: All safety violations should be corrected immediately by a qualified electrical contractor. Installing Ground Fault Circuit Interrupter outlets next to sinks, in garages, in basements and in exterior or other potentially wet locations is recommend. Cover plates should be on all receptacles, light switches and junction boxes. We also recommended installing ground rods for older systems that are only grounded to the water supply piping or the meter mast. **Smoke alarms should be tested regularly.**

NOTE: GFCI (Ground Fault Circuit Interrupter) A GFCI receptacle is designed to prevent electrical shock. This device constantly monitors the current flow in the hot and neutral conductors. If the current flow between these conductors does not match, the device disconnects itself and any receptacles it protects.

INTERIOR

The general condition of the interior is good and has been well maintained.

Minor cosmetic/functional interior updating and repair is needed as would be expected on the building of this age. Some light fixtures are loose. A few doorknobs need repair/replacement. Some doors rub on the carpeting.

The exterior master bedroom door does not latch correctly. Additional weather-stripping is needed on both of the bottom floor exterior doors.

The sliding glass doors leading to the sunroom are difficult to slide and do not latch correctly.

There are some settling cracks in the wall/ceilings around the support beams. This is common to find and does not indicate any structural concern.

Any building built before 1978-1980 can have asbestos materials in it. The asbestos is usually in the form of ceiling texture, floor tiles and around heating systems. It can occasionally be found on water lines and around older electrical applications.

KITCHEN

The general condition of the kitchen is good.

Installing ground fault circuit interrupters is recommended.

The downdraft exhaust fan on the range did not work.

MAIN BATHROOM

The general condition of this bathroom is good.

The bathtub spout does not fully divert all water to the shower head.

HALF BATHROOM

The general condition of this bathroom is good.

MASTER BATHROOM

The majority of this bathroom is in good condition. Some repairs are needed now.

One of the exhaust fans is failing and should be replaced now.

The pump for the Jacuzzi tub has failed and needs to be replaced. Ground fault circuit interrupter protection is needed here also. This bathtub drains slowly.

One of the sink drains slowly and should be cleaned out.

Repairs are needed to the toilet tank mechanisms.

One of the mirrors has cracked.

There is a settling cracks in the ceiling. You may want to ask the sellers as to the history of this crack. It may have occurred in the most recent earthquake.

The carpeting is torn.

SUMMARY COMMENTS

The general overall condition of the structure of this building and of the major mechanical systems is good. Overall, this is a very good building. However, some significant repairs are needed now.

The following is a priority list including some of the items detailed in this report. Make sure to refer to this report in its entirety when considering repair, maintenance and upgrades.

Safety/Urgent:

Repairs should be done regarding the overheated wire in the circuit breaker panel.
Additional ground fault circuit interrupters and smoke alarms should be installed.

Significant Concerns:

Complete re-roofing is needed now.
General replacement of the deck systems is needed now.
There are numerous failed thermal window seals.
The need for gutter replacement.

Please feel free to call with any questions.

Inspection Standards and Limitation Agreement

You have contracted with Metcalf Building Consultants Inc. to perform a thorough visual inspection of the structure and systems of the building located at the inspection address listed above. This inspection will be performed in accordance with the standards of practice established by the State of Washington. To review these standards see the following web site: apps.leg.wa.gov/WAC/default.aspx?cite=308-408C. Inspections of this nature are not intended to be technically exhaustive.

This building inspection will include at a minimum, the following systems: structure, foundation, exterior, roof, plumbing, heating, electrical, attic, interior, kitchen, bathroom, insulation, ventilation, fireplaces/woodstoves, garage/carport. Because of my commitment to provide you with as much information as possible, most inspections include information that significantly exceeds what is listed above. Systems and components will not be disassembled and will only be operated with normal user controls.

All buildings have defects in varying degrees. The purpose of this inspection is to identify the condition of systems and components along with identifying major deficiencies, defects, and adverse conditions. Positive features will also be described along with providing an education about the building and its systems. Maximum benefit is obtained by attending the inspection with the inspector.

This inspection does not include any investigation which may be necessary to assure that the property is in compliance with building or land use codes, to obtain any permits or approvals, to ascertain any environmental hazards including the presence of toxic compounds or contaminants in the water, soil, air, hazardous plants or animals or diseases harmful to humans, wood-destroying insects, rodent infestation or the presence of mold/mildew, asbestos, lead paint, radon, formaldehyde, electromagnetic radiation on the property or other environmental issues/conditions, in any portion of the premises. This inspection does not provide a quantitative structural engineering analysis. This inspection and report excludes security systems, appliances, sprinkler systems, solar heating, water purification systems, septic systems, drainage fields, furnace/boiler heat exchangers, buried oil tanks, underground sewer line/side-sewer conditions, soil stability conditions, property lines and plot dimensions, EIFS/synthetic stucco conditions, swimming pools, Jacuzzis, hot tubs, saunas, phone/Ethernet/cable systems, intercom systems, a quantitative structural engineering analysis, tennis courts and recreational facilities. If you feel the need, you should ask the seller for a guarantee of the operational integrity of these items or contact a qualified service technician. In addition, we will recommend additional specialized inspections, if needed.

The inspection report consists of the inspector's observations, findings, opinions and conclusions based on their judgment from a visual examination of the exposed or readily accessible portions of the premises. No inspection was made of areas which were obstructed, concealed or closed off. Although we will make as thorough an inspection of the premises as is possible, this precludes us from doing any destructive testing of any kind, such as drilling holes, probing into or prying apart materials or structures or scraping off finishes.

Hidden defects may exist and while the premises and/or equipment may appear to be in good condition when examined, certain defects may be concealed, may be very subtle, may not be discovered upon a visual examination or may not be evident under the particular conditions existing at the time of our inspection. Also, some defects may develop after we have completed the inspection. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. In addition, during the limited time period within which an inspection occurs, we cannot approximate actual living conditions. As such, detrimental conditions could exist when the building is occupied that cannot be detected during a standard visual inspection

Limitation of Liability

This report is the confidential property of the client and is non-transferable. This report is furnished to you with the understanding that neither the inspector performing the inspection, nor Metcalf Building Consultants, Inc., nor any of its employees or agents shall be liable for any loss, costs, damages or consequences of any kind resulting from or arising out of any statement or opinion made herein nor for any mistake, error, omission or negligence made or committed by any of the said parties, whether reflected in this report or not, beyond a refund of the amount paid for the inspection and report. Therefore, nothing in this report should be construed as warranting or guaranteeing any part of the property or equipment therein, or providing any type of insurance.

Any claim for failure to perform under this contract will be reported to Metcalf building consultants Inc. in writing within one year of this inspection. Metcalf building consultants Inc. will have the absolute right to re-examine the item or component in question, [including an independent second opinion] BEFORE any repairs or replacements are undertaken. Failure to allow said examinations or respond within the one-year time frame will constitute a full and complete waiver of any and all claims against Metcalf Building Consultants Inc.

This agreement is automatically activated between Metcalf Building Consultants Inc. and the client when the report and inspection are used for the evaluation of the inspected property by the client or the client's agents.

Thank you very much for using our services. We have attempted to be as accurate as possible. If you have any questions, please feel free to call.

STEPHEN R. METCALF
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