



Inspection Report

Report #: 111111

Client Name:

Company Information:
Dahl Home Inspections, LLC

Date:
4/13/2018

Inspector: Philip H. Dahl
WA State Home Inspector #: 1943

Weather:
Raining

Year Built:
2014



How to Read This Report

Chapters and Sections: This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. Most sections will contain some descriptive information done in black font. Observation narrative, done in colored font, will be included if a system or component is found to be significantly deficient in some way. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there will often be no narrative observation comments in that section.

Observation Labels: All narrative observations are colored, numbered and labeled to help you find, refer back to, and understand the severity of the observation. Observation colors and labels used in this report are:

- 1. Major Concern:** Repair items that may cost significant money to correct now or in the near future, or items that require immediate attention to prevent additional damage or eliminate safety hazards.
- 2. Repair:** Repair and maintenance items noted during inspection. Please note that some repair items can be expensive to correct such as re-finishing hardwood floors, but are considered simply repair items due to their cosmetic nature.
- 3. Improve:** Observations that are not necessarily defects, but which could be improved for safety, efficiency, or reliability reasons.
- 4. Monitor:** Items that should be watched to see if correction may be needed in the future.
- 5. Due Diligence:** Observation such as a buried oil tank that may require further investigation to determine the severity and / or urgency of repair.
- 6. Future Project:** A repair that may be deferred for some time but should be on the radar for repair or replacement in the near future.
- 7. Efficiency:** Denotes observations that are needed to make the home more energy efficient as well as to bring the home up to modern insulation standards. This category typically includes windows and insulation. Other items, such as lighting and appliances, are not inspected for their energy status.
- 8. Notes and Limitations:** Refers to aside information and /or any comments elaborating on descriptions of systems in the home or limitations to the home inspection.

Further Evaluation: Whenever further evaluation of a system or component is recommended or whenever due diligence is recommended, this further evaluation or investigation should be done by at least one licensed professional and qualified contractor prior to closing as there is a chance of hidden costs or problems associated with the system or component in question.

Summary Page: The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

Moisture Meter Testing: Where moisture meter testing is indicated in this report a GE Protimeter BLD5360 Surveymaster Dual-Function Moisture Meter was used.

Summary Page

Repairs

- **Crawl Space:** The vapor barrier was wrapped around concrete piers in west side of crawl. Recommend cutting and removing so as not to trap moisture at base of posts.
- **Heating, Cooling and Fireplaces:** Furnace filter is dirty and needs replacement. There was no record of service of furnace since installation. Recommend licensed HVAC service of furnace and its attached venting system.
- **Bathroom(s):** Recommend caulking the master shower inside tile joint with silicone caulking. Presently only a 'color caulk' is applied. . Also recommend sealing tile grout.
- **Bathroom(s):** Recommend a qualified contractor tighten the master bath tub spout which is loose.
- **Bathroom(s):** Minor repair at powder room door bumper. Missing rubber/plastic end.
- **Bathroom(s):** Recommend re-caulking at hall bath vinyl floor/tub area.
- **Bathroom(s):** The light above master shower was not working-likely bulb replacement needed.
- **Kitchen:** Recommend re-caulking area along counter/backsplash in kitchen.
- **Interior:** Recommend that the pantry door latch be adjusted for closure/latching. Check others and adjust as needed.
- **Interior:** The single hung window in powder room doesn't open properly. Recommend re-setting the 'channel balance' hardware to restore window operation.
- **Interior:** The sliding windows in the bonus/entertainment room are hard to operate and close. This observation was noted elsewhere as well. Recommend adjusting, making sure the track trim is tapped down flush, and possibly spraying a silicone or 'Armorall' to restore easier operation.
- **Roof/Attic:** The gutters are full of debris. Recommend gutter and roof cleaning of small branches.
- **Exterior/Garage:** Recommend minor paint touch-up in front and back area trims
- **Exterior/Garage:** The siding has a lot of pollen residue. Recommend a careful pressure washing to remove.
- **Exterior/Garage:** Recommend caulking open trim voids at back porch and where siding is separated on south side of house.
- **Exterior/Garage:** Recommend paint touch-up of soffit. This location is above roof, over back patio on west side of house.
- **Grounds:** Recommend installation of a solid cover over abandoned downspout drain at NE corner of house.

Improvement Items

- **Interior:** Though not required due to the limited steps, a handrail installed at top of stairs could provide added safety.

Monitoring Items

- **Grounds:** Large evergreens will continue shed needles and small branches. Recommend cleaning gutters twice a year.

Due Diligence Items

- **Electrical:** Could not determine location of CO detection in house-these are typically 'combo' smoke alarms/CO alarms located on 1st and 2nd floors (one on each floor) and will be labeled on their housing. If not located, recommend installing outlet CO alarms.

Notes

- **Plumbing:** Believe the main water shut-off is possibly in garage but could not verify due to personal storage items blocking view.
- **Plumbing:** Personal storage items blocked access to tank-less hot water heater.
- **Bathroom(s):** Personal storage items limited inspection under sinks.

*Please contact me directly with questions about this report.
My cell phone number is (425) 269-3059. Thank you, Philip H Dahl*

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Structure and Basement

Foundation

% of Foundation Not Visible: 10%
Evidence of Seismic Protection: Present
Building Configuration: Crawl space
Foundation Description: Poured concrete

Floor, Wall and Ceiling Framing

Wall Framing: Not visible
Wall Insulation: Not visible
Wall Sheathing: Not visible
Floor Framing: Partly visible, 2x12
Sub-Floor Material: OSB

Pests and Wood Destroying Organisms

Pests and Rodents

None noted

Crawl Space

Crawl Space Access

Method of Inspection: Crawled

Vapor Barrier

Vapor Barrier Material: Plastic

1. Repair :-> The vapor barrier was wrapped around concrete piers in west side of crawl. Recommend cutting and removing so as not to trap moisture at base of posts.



Crawl Space Ventilation

Ventilation Method: Exterior wall vents

Posts and Footings

Standard

Insulation

Insulation Type: Fiberglass

Moisture Conditions

None noted

Electrical

Service Equipment

Volts: 120/240

Service Drop: Underground
Meter Base Amperage: 200
Service Entrance (SE) conductor Size: Aluminum, 4/0, 200 amps
Main Panel Amperage: 200 amps
Electric Service Amperage: 200 amps
Main Electric Panel Location: Garage

Sub Panels

None noted

Branch Wiring

Wire Material: Copper and Multi-strand Aluminum
Wiring Method: Non-metallic sheathed cable

Receptacles and Fixtures

Inspection Method: Random Testing

Smoke and CO Detection

Present

2. Due Diligence Item :-> Could not determine location of CO detection in house-these are typically 'combo' smoke alarms/CO alarms located on 1st and 2nd floors (one on each floor) and will be labeled on their housing. If not located, recommend installing outlet CO alarms.

Grounding Electrode / Conductor

Present

Fuel Storage and Distribution

Oil Storage

None noted

Propane Storage

None noted

Gas Meter

Present

Gas Shutoff Location: North side of structure

Gas Pipe Materials: Steel and flex pipe

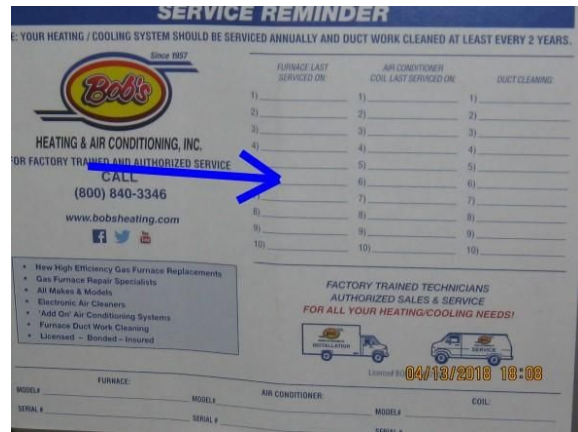


Heating, Cooling and Fireplaces

Heating System

Energy Source: Natural gas
Heating Method: Forced air furnace
Manufacturer: Bryant
Capacity: 40,000 BTU
Age: 4 years
Last Service Record: None
Filtration System: Disposable

3. Repair :-> Furnace filter is dirty and needs replacement. There was no record of service of furnace since installation. Recommend licensed HVAC service of furnace and its attached venting system.



Cooling Systems / Heat Pumps

None Noted

Heating / Cooling Distribution Systems

Heat Source in Each Room: Present
Distribution Method: Ductwork

Additional Heat Sources

None noted

Gas Fireplaces

Present

Fireplace Types: Vent-free gas appliance

Plumbing

Water Service Supply

Pipe Material: Plastic
Well or Public Supply: Public
Water Pressure: 59
Pressure Reducing Valve: None noted
Main Water Shut-off Location: None found

4. Note :-> Believe the main water shut-off is possibly in garage but could not verify due to personal storage items blocking view.



Distribution Pipe

Pipe Insulation: Present
Supply Pipe Materials: Not visible
Functional Flow: Average

Waste Pipe and Discharge

Discharge Type: Public sewer
Waste and Vent Pipe Materials: ABS plastic

Hot Water Heater

Water Temperature: 120

System Type: Tank-less
Energy Source: Gas
Temperature Pressure Relief Value: Present - Not Tested

5. Note :-> Personal storage items blocked access to tank-less hot water heater.



Exterior Hose Bibs

Operating

Additional Sinks

None noted

Sewage Ejector Pumps

None noted

Washer

Tested

Dryer

Tested

Power Source: Electric
Duct to Exterior: Ducted

Additional Plumbing

None noted

Bathroom(s)

Sinks and Cabinets

Tested

6. **Note** :-> Personal storage items limited inspection under sinks.

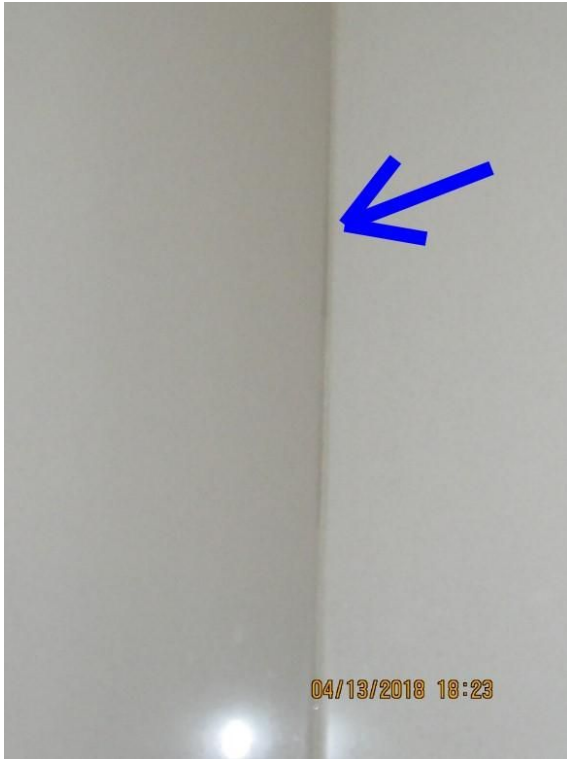


Toilet

Tested

Bathtub / Shower

7. **Repair** :-> Recommend that master shower inside tile joint be caulked with a silicone caulk. Presently only a 'color caulk' is applied. . Also recommend sealing tile grout.



8. Repair :-> Recommend a qualified contractor tighten the master bath tub spout which is loose.



Bathroom Ventilation

Type: Bath fan

General Bath Condition

Standard

9. Repair :-> Minor repair at powder room door bumper. Missing rubber/plastic end.



10. Repair :-> Recommend re-caulking at hall bath vinyl floor/tub area.



11. Repair :-> The light above master shower was not working-likely bulb replacement needed.



Kitchen

Sinks and Faucets

Tested

Cabinets and Countertops

Countertop Material: Quartz
Cabinet Material: Wood

Ventilation Method

Fan ducted to exterior

Appliances

Refrigerator: Operating
Dishwasher: Operated
Dishwasher Air Gap: Present
Range/ Oven /Cook-tops: Gas
Disposer: Operated

General Kitchen Condition

Standard

12. Repair -> Recommend re-caulking area along counter/backsplash in kitchen.



Interior

Floors

Floor Materials: Carpet, Hardwood

Walls, Ceilings and Closets

Wall and Ceiling Materials: Drywall

Stairs and Railings

Standard

13. Improvement Item :-> Though not required due to the limited steps, a handrail installed at top of stairs could provide added safety.



Interior Doors

Solid and Hollow Core

14. Repair :-> Recommend that the pantry door latch be adjusted for closure/latching. Check others and adjust as needed.



Windows

Window Glazing: Double pane
Interior Window Frame: Vinyl
Window Styles: Sliding, Single hung

15. Repair :-> The single hung window in powder room doesn't open properly. Recommend re-setting the 'channel balance' hardware to restore window operation.



16. Repair :-> The sliding windows in the bonus/entertainment room are hard to operate and close. This observation was noted elsewhere as well. Recommend adjusting, making sure the track trim is tapped down flush, and possibly spraying a silicone or 'Armorall' to restore easier operation.



Mechanical Ventilation

Bath Fan Ducting: Ducted to exterior

Kitchen Fan Ducting: Ducted to exterior

Roof/Attic

Roof Materials

Method of Roof Inspection: Walked on roof

Roof Style: Gable, Hip

Roof Materials: Architectural grade composition shingle

Approximate Age of Roof: 4 years

Gutters and Downspouts

Seamless Aluminum

17. Repair -> The gutters are full of debris. Recommend gutter and roof cleaning of small branches.



Attic Access

Viewed at access

Roof Framing and Sheathing

Rafters: Truss

Sheathing: OSB

Attic Insulation

Insulation Type: Fiberglass

Approximate Insulation R-Value on Attic Floor: 30

Attic and Roof Cavity Ventilation

Attic Ventilation Method: Soffit vents, Roof jack vents

Exterior/Garage

Siding and Trim

Trim Material: Wood

Siding Material: Fiber-cement

18. Repair :-> Recommend minor paint touch-up in front and back area trims



19. Repair :-> The siding has a lot of pollen residue. Recommend a careful pressure washing to remove.



20. Repair :-> Recommend caulking open trim voids at back porch and where siding is separated on south side of house.



Eaves

Open rafters

21. Repair -> Recommend paint touch-up of soffit. This location is above roof, over back patio on west side of house.



Exterior Doors

Solid core

Exterior Window Frames

Vinyl

Porches

Present

Garage

Attached

Automatic Garage Opener: Present
Garage Door Type: Metal

Grounds

Drainage and Lot Location

Clearance to Grade: Standard
Downspout Discharge: Below grade
Lot Description: Flat

22. Repair :-> Recommend installation of a solid cover over abandoned downspout drain at NE corner of house.



Driveways/Walkways/Flatwork

Driveway: Concrete
Walkways: Concrete
Patios: Concrete

Grounds, Trees and Vegetation

Trees/Vegetation too near building: Yes

23. Monitoring Item :-> Large evergreens will shed needles and small branches. Recommend cleaning gutters twice a year.



Exterior Stairs

Standard

Fences

Present



XXXXXX
4/13/2018

Inspection Receipt

REPORT NO:
INSPECTION DATE:

PROPERTIES INSPECTED FOR: xxxxxxxxxxxxxx
XXXX A Street Seattle, 98xxx

Description	Amount
Inspection with digital narrative report	\$XXX.00 (PAID)
Balance Due	\$0.00

Thank you for your business

Dahl Home Inspections
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