

# V.I. Inspections

Page 1 of 13  
22:02 September 16, 2024

Sharilyn Patterson.  
1702 NE 179th St Unit A303.

## Table of Contents

Definitions	2
General Information	2
Covered by Condo Association	3
Electrical	3
Structure	4
Attic	5
Plumbing	6
Bathroom	6
Kitchen	7
Bedroom	8
Living Space	8
Laundry Room/Area	9
Final Comments	10
Summary	11

## 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 1702 NE 179th St Unit A303.  
City Shoreline. State WA. Zip 98155  
Contact Name Bruce Ainslie.

### Client Information

Client Name Sharilyn Patterson.

### Inspection Company

Inspector Name Brandal Gehr  
Company Name V.I. Inspections  
Inspector: Brandal Gehr WA St Lic #247  
Phone 206-227-2086  
Email brandal@viinspections.com  
Amount Received \$395.00

### Conditions

Others Present Listing Agent. Property Occupied Staged.  
Estimated Age 1974 Entrance Faces South.  
Inspection Date 9/16/24  
Start Time 3:00 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 60's

## General Information (Continued)

Weather Cloudy. Soil Conditions Damp.  
Space Below Grade Lower units.  
Building Type Condo. Garage None.  
Water Source City. How Verified Multiple Listing Service.  
Sewage Disposal City. How Verified Multiple Listing Service.

## Covered by Condo Association

It is highly recommended to review the resale certificate to have better understanding of condominium funding and maintenance procedures.

A NPNI M D

1. **Lots and Grounds:** Covered. Lots and grounds are taken care of by the HOA, lots and grounds are outside scope of a condo inspection, not inspected.
2. **Exterior Surfaces:** Covered. Exterior shell of building is maintained by the HOA, exterior of the building is outside scope of a condo inspection, not inspected.
3. **Roof:** Covered. Roof is maintained by the HOA, roof is outside scope of a condo inspection, not inspected.

## Electrical

The electrical system of the condo is visually inspected, all accessible outlets are tested and if items of concern are found they are reported on.

A NPNI M D

1. **Service Size Amps:** 125 amps. **Volts:** 120-240 VAC.
2.      **Service:** Aluminum, Copper.
3.      **120 VAC Branch Circuits:** Aluminum. 1970's single strand wiring used for original wiring harness of unit and complex.  
Single strand aluminum wiring is a electrical product found in houses and condos of this age. Single strand aluminum wiring has had a higher potential for failure and an increased chance of fire hazard.  
Copper pigtaills added in electric panel and at outlets by using aluminum wire rated wire nuts. In twisting the wire nuts possible stress can occur to the aluminum wiring.  
Recommend single strand aluminum wiring be updated and/or the process of CopAlum occur to the ends of the wires at the plugs and switches.  
Recommend qualified electrician evaluate and estimate cost of repair and/or replacement.
4.      **240 VAC Branch Circuits:** Copper and aluminum.
5.      **Aluminum Wiring:** Localized circuits. 1970's single strand wiring used for original wiring harness of unit and complex.

## Electrical (Continued)

### Aluminum Wiring: (continued)

Single strand aluminum wiring is a electrical product found in houses and condos of this age. Single strand aluminum wiring has had a higher potential for failure and an increased chance of fire hazard.

Copper pigtails added in electric panel and at outlets by using aluminum wire rated wire nuts. In twisting the wire nuts possible stress can occur to the aluminum wiring.

Recommend single strand aluminum wiring be updated and/or the process of CopAlum occur to the ends of the wires at the plugs and switches.

Recommend qualified electrician evaluate and estimate cost of repair and/or replacement.

- 6.      Conductor Type: NM sheathed wiring.
- 7.      Ground: Electric panel.
- 8.      Smoke Detectors: Battery operated. Smoke detectors that are yellow in color need to be updated due to age, sensitivity of smoke detectors decreases over time.
- 9.      Carbon Monoxide Detectors: Plug in.

### Bedroom. Electric Panel

- 10.      Manufacturer: Eaton.
- 11. Maximum Capacity: 125 Amps.
- 12.      Main Breaker Size: 125 Amps. Main breaker is located next to the electric meter on the exterior of the structure.
- 13.      Breakers: Copper and Aluminum.
- 14.      AFCI: 120 VAC.
- 15.      GFCI: 120 VAC.
- 16. Is the panel bonded?  Yes  No

## Structure

The visible portions of the condo structure are visually inspected and if items of concern are found they are reported on.

### A N P N I M D

- 1.      Structure Type: Wood frame.
- 2.      Foundation: Poured concrete.
- 3.      Beams: Not visible.
- 4.      Bearing Walls: Frame.
- 5.      Joists/Trusses: Not visible.
- 6.      Piers/Posts: Not visible.
- 7.      Kitchen Fan: Rigid duct.
- 8.      Stairs/Handrails: Carpet/metal.

## Structure (Continued)

- 9.  Subfloor: Not visible.
- 10.  Balcony: Rubberized deck coating.

## Attic

The attic space of the condo is visually inspected and if items of concern are found they are reported on.

A NPNI M D

Main attic. Attic

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- 1. Method of Inspection: In the attic.
- 2.  Unable to Inspect: 0%
- 3.  Roof Framing: 2x6 Truss.
- 4.  Sheathing: Plywood. Appearance of possible light organic growth on sections of sheathing material.  
Recommend qualified mold remediation company evaluate and estimate remediation.
- 5.  Ventilation: Ridge and soffit vents.
- 6.  Insulation: Blown in.
- 7.  Insulation Depth: 2-4" - Insufficient insulation present by today's standards.  
Recommend additional insulation be installed.  
A qualified contractor is recommended to evaluate and estimate repairs.
- 8.  Wiring/Lighting: NM sheathed.
- 9.  Moisture Penetration: None.
- 10.  Bathroom Fan Venting: Insulated duct.
- 11.  Kitchen Fan Venting: Rigid duct. Kitchen fan duct should be insulated to reduce condensation build up in fan duct.

## Plumbing

The plumbing systems of the condo are visually inspected, all water faucets/hose bibs are engaged to test for hot/cold and pressure, drains are observed and if items of concern are found they are reported on.

A NPNI M D

1.  Service Line: Copper.
2.  Main Water Shutoff: Balcony storage closet.
3.  Water Lines: Copper.
4.  Water Temperature: 125 Deg F.
5.  Drain Pipes: ABS.
6.  Service Caps: Not visible.
7.  Vent Pipes: ABS.

Balcony closet. Water Heater

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8.  Water Heater Operation: Functional at time of inspection. No drip pan installed.  
Water heater is at end of normal life span, higher potential for sudden leakage. Water heater should be replaced.  
Recommend qualified plumbing contractor evaluate and estimate replacement cost.
9. Manufacturer: General Electric.
10. Model Number: PE50M09AAH Serial Number: GEM22131122
11. Type: Electric. Capacity: 50 Gal.
12. Approximate Age: 10-15 yrs. Area Served: Whole unit.
13.  TPRV and Drain Tube: No drain line. No drain line installed on water heater mounted pressure relief valve.  
Recommend qualified plumber evaluate and install.

## Bathroom

The bathroom(s) of the condo are visually inspected, all water sources in bathroom are engaged to test for hot and cold and pressure. Moisture readings are taken in bath/shower surrounds an floor, electrical is tested. If items of concern are found they are reported on.

A NPNI M D

Hall bathroom. Bathroom

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1.  Ceiling: Paint.
2.  Walls: Paint.
3.  Floor: Vinyl tiles.
4.  DOORS: Wood, Pocket door. Hall access door binds on threshold, needs adjustment.

## Bathroom (Continued)

5.      Electrical: 120 GFCI.
6.      Counter/Cabinet: Composite and wood.
7.      Sink/Basin: Molded single bowl.
8.      Faucets/Traps: Metal faucet with ABS trap.
9.      Tub/Surround: Metal tub with composite surround.
10.      Toilets: Norris. Older toilet uses a higher amount of water per flush, recommend replacing toilet with current 1.6 gal flush toilet.
11.      HVAC Source: Heat lamp.
12.      Ventilation: Electric ventilation fan.

## Kitchen

The kitchen of the condo is visually inspected, all appliances are tested and water temperature taken, if items of concern are found they are reported on.

A N P N I M D

Unit #A303. Kitchen

1.      Cooking Appliances: Frigidaire.
2.      Ventilator: Kenmore.
3.      Disposal: In-Sinkerator.
4.      Dishwasher: Amana.
5. Air Gap Present?  Yes  No
6.      Refrigerator: General Electric. Appliance in second half of normal life span, functional at time of inspection.
7.      Sink: Stainless Steel.
8.      Electrical: 120 GFCI.
9.      Plumbing/Fixtures: Metal fixture/ABS drain lines.
10.      Counter Tops: Laminate. Caulking at counter/back splash junction needs to be redone.
11.      Cabinets: Wood. Facing on top of kitchen sink cabinet door is torn, section missing.
12.      Ceiling: Paint.
13.      Walls: Paint.
14.      Floor: Laminate.

## Bedroom

The interior of the condo is visually inspected, all accessible plugs are tested, windows and doors opened/closed, heat registers checked and if items of concern are found they are reported on.

A NPNI M D

### Bedroom. Bedroom

1.  Closet: Triple wide. Lower wheels for closet doors are missing.
2.  Ceiling: Paint.
3.  Walls: Paint. Patchwork around electric panel unfinished.
4.  Floor: Carpet.
5.  Doors: Wood.
6.  Windows: Vinyl frame.
7.  Electrical: 120 VAC.
8.  HVAC Source: Wall mounted fan unit.
9.  Smoke Detector: Battery operated.

## Living Space

The interior of the condo is visually inspected, all accessible plugs are tested, windows and doors opened/closed, heat registers checked and if items of concern are found they are reported on.

A NPNI M D

### Entryway and halls. Living Space

1.  Closet: Double wide.
2.  Ceiling: Paint.
3.  Walls: Paint.
4.  Floor: Laminate.
5.  Doors: Wood.
6.  Electrical: Lighting.
7.  HVAC Source: Wall mounted fan unit. Wall mounted fan unit at end of normal life span, functional at time of inspection.
8.  Smoke Detector: Battery operated.

### Living room. Living Space

9.  Ceiling: Paint.
10.  Walls: Paint.
11.  Floor: Carpet.
12.  Windows: Vinyl frame.



## Living Space (Continued)

13.  Electrical: 120 VAC. SE outlet is two prong ungrounded.  
SE and NW outlets are controlled by light switch.
14.  HVAC Source: Wall mounted fan unit. Wall mounted fan unit at end of normal life span,  
functional at time of inspection.

### Dining room. Living Space

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15.  Ceiling: Paint.
16.  Walls: Paint.
17.  Floor: Laminate.
18.  Doors: Vinyl slider.
19.  Electrical: 120 GFCI.
20.  HVAC Source: Wall mounted fan unit. Wall mounted fan unit at end of normal life span,  
functional at time of inspection.

## Laundry Room/Area

The laundry room of the condo is visually inspected, all accessible plugs are tested, windows and doors opened/closed, heat registers checked, washer/dryer ran (if present) and if items of concern are found they are reported on.

A N P N I M D

### Kitchen. Laundry Room/Area

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1.  Ceiling: Paint.
2.  Walls: Paint.
3.  Floor: Vinyl floor covering.
4.  Doors: Bi-fold.
5.  Washer/Dryer: General Electric.
6.  Washer Hose Bib: Ball valves.
7.  Washer and Dryer Electrical: 240 VAC.
8.  Dryer Vent: Rigid metal. Recommend yearly cleaning of dryer vent.
9.  Washer Drain: Wall mounted drain.

## Final Comments

Due to the nature of buying in to a community/condo living situation it is advised to obtain and review the resale certificate in order to understand how the building is operating and being maintained as a whole.

## 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.

## Electrical

- 1. 120 VAC Branch Circuits:** Aluminum. 1970's single strand wiring used for original wiring harness of unit and complex.  
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Recommend qualified electrician evaluate and estimate cost of repair and/or replacement.

## Attic

- 3. Main attic. Attic Sheathing:** Plywood. Appearance of possible light organic growth on sections of sheathing material.  
Recommend qualified mold remediation company evaluate and estimate remediation.
- 4. Main attic. Attic Insulation Depth:** 2-4" - Insufficient insulation present by today's standards.  
Recommend additional insulation be installed.  
A qualified contractor is recommended to evaluate and estimate repairs.

## Plumbing

- 5. Balcony closet. Water Heater Water Heater Operation:** Functional at time of inspection. No drip pan installed.  
Water heater is at end of normal life span, higher potential for sudden leakage. Water heater should be replaced.  
Recommend qualified plumbing contractor evaluate and estimate replacement cost.

## Kitchen

- 6. Unit #A303. Kitchen Cabinets:** Wood. Facing on top of kitchen sink cabinet door is torn, section missing.

## Marginal Summary (Continued)

### Bedroom

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7. Bedroom. Bedroom Closet: Triple wide. Lower wheels for closet doors are missing.

## 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.

### Plumbing

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1. Balcony closet. Water Heater TPRV and Drain Tube: No drain line. No drain line installed on water heater mounted pressure relief valve.  
Recommend qualified plumber evaluate and install.