

# V.I. Inspections

Page 1 of 9

20:45 September 17, 2024

111 N 97th St



#1 111 N 97th St, Seattle.



#2 W front porch roof support pillar is no longer attached to footing.



#3 Rot occurring in lower ends of E and W front porch roof support pillars.



#4 Water pressure 60 psi, acceptable.



#5 E side of house.



#6 Gas meter located on E side of house.



# V.I. Inspections

Page 2 of 9

20:45 September 17, 2024

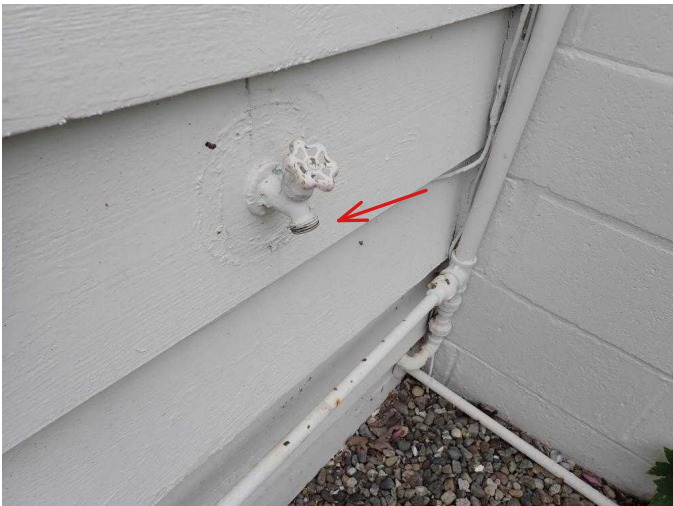
111 N 97th St



#7 Soil in contact with siding along E side of house, higher potential for rot to occur, soil needs to be removed.



#8 Outbuildings are outside of scope of home inspection, not inspected.



#9 Vacuum breakers are not installed, should be installed to prevent back flow.



#10 Deck is not bolted to house (safety).



#11 Cosmetic cracks present in patio surface.



#12 Moderate staggered settling crack in patio flower bed.



# V.I. Inspections

Page 3 of 9

20:45 September 17, 2024

111 N 97th St



#13 No graspable handrails present for deck access steps (safety).



#14 Railings on deck access steps are loose on install.



#15 Deck.



#16 S side of house.



#17 Corrugated leader pipes will have a higher potential for clogging and will need to be maintained.



#18 W side of house.

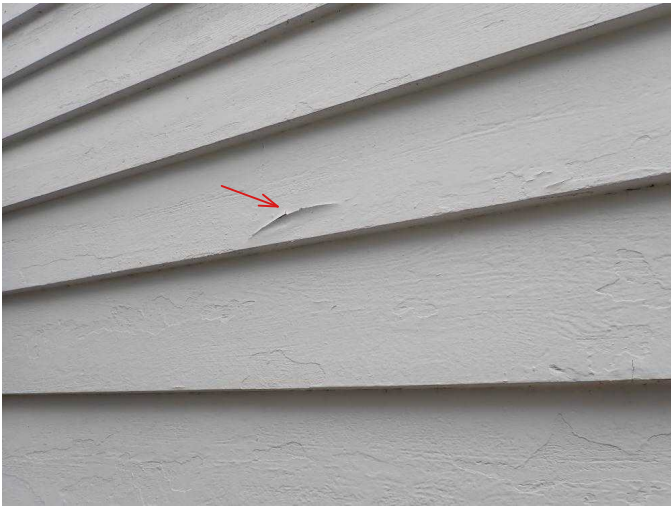


# V.I. Inspections

Page 4 of 9

20:45 September 17, 2024

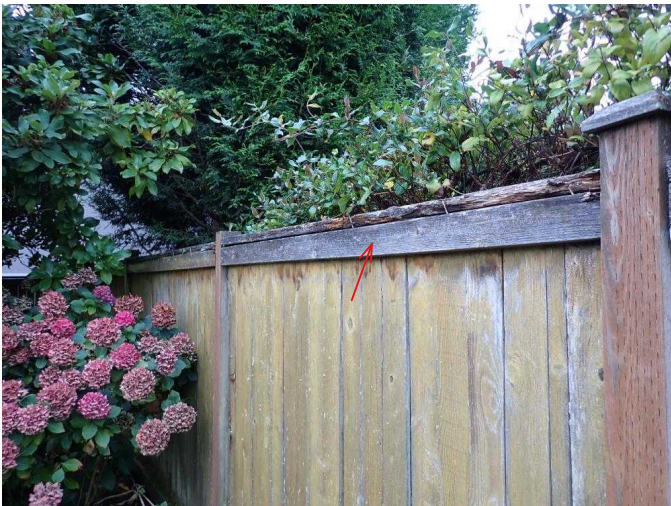
111 N 97th St



#19 Minor paint peeling in sections of siding system, needs to be resealed against moisture intrusion.



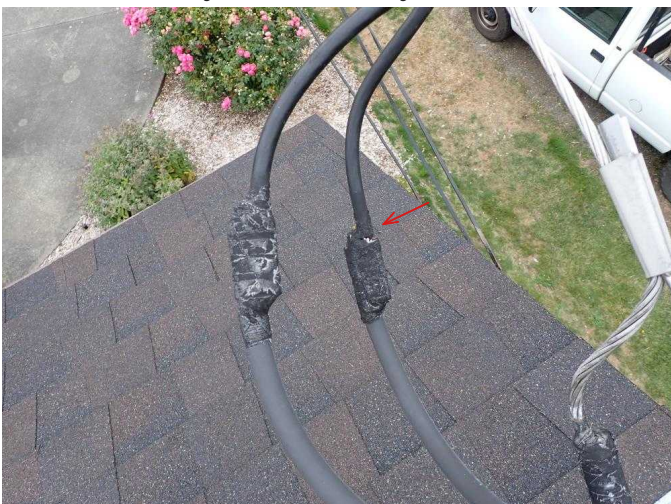
#20 Rot in sections of fence system.



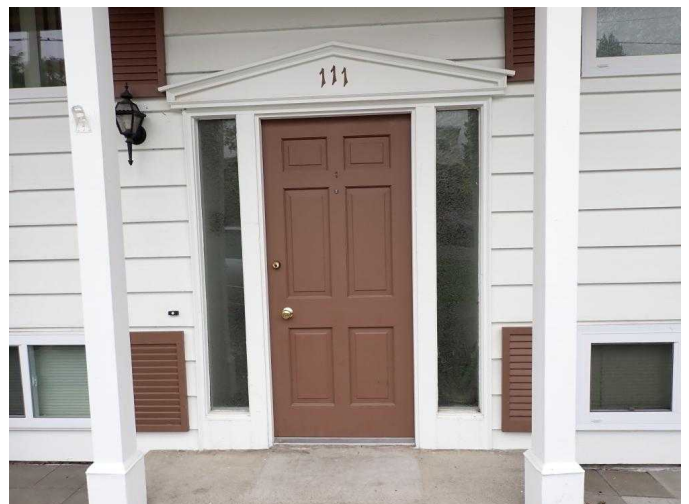
#21 Rot occurring in sections of fence system. Fence system moderately weathered.



#22 Roof was fully traversed at time of inspection.



#23 Wire wrap at service line connections to mast head wiring has worn out, exposed live wiring (safety).



#24 Interior.



# V.I. Inspections

Page 5 of 9

20:45 September 17, 2024

111 N 97th St



#25 No return on handrails, higher potential for articles of clothing to catch at the top end of the stairwell handrail



#26 Outlets over baseboard heaters need to be removed or relocated (safety).



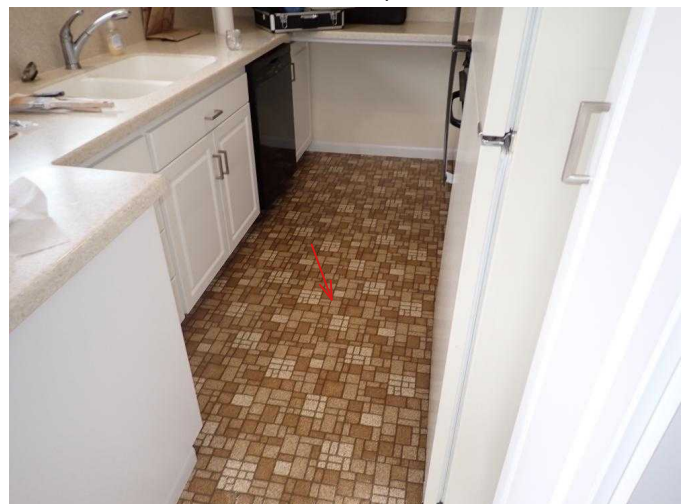
#27 Minor age crack in upper hall ceiling junction with stairwell.



#28 Minor cracks in firebrick in back of living room firebox, needs to be sealed prior to use.



#29 Minor creosote build up in living room smoke chamber, needs to be cleaned before use.



#30 Test kitchen flooring for asbestos prior to working with, altering or removing.

# V.I. Inspections

Page 6 of 9

20:45 September 17, 2024

111 N 97th St



#31 Water temperature is 130 deg F, should be lowered to 120 deg F to reduce the risk of scalding.



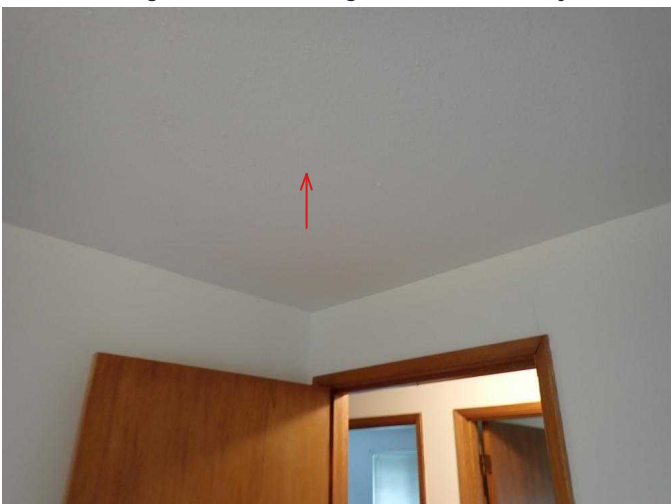
#32 Minor cracks in first floor bath surround grout at corner junctions, water intrusion spots, need to be sealed.



#33 Windows in S and SW bedrooms not of legal egress due to height, normal for age of house (safety).



#34 Windows in S and SW bedrooms not of legal egress due to height, normal for age of house (safety).



#35 Smoke detectors need to be installed in all bedrooms.



#36 No air seal present for attic access hatch. Access located in first floor hall closet.



# V.I. Inspections

Page 7 of 9

20:45 September 17, 2024

111 N 97th St



#37 Attic.



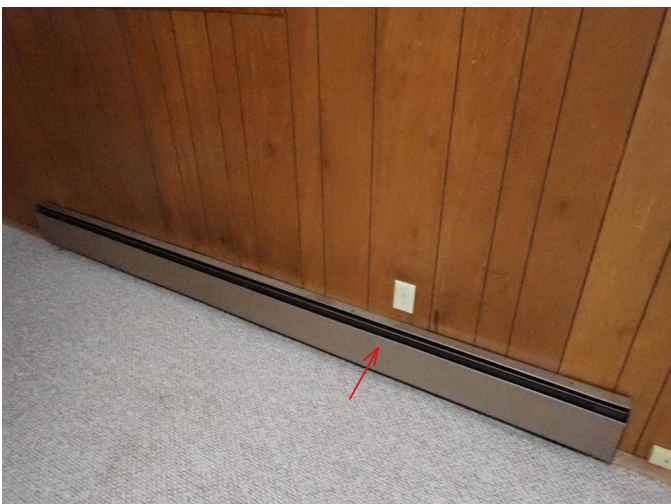
#38 Kitchen fan vents directly into attic, needs to be sealed transition to exterior.



#39 Light amount of roof debris noted in attic.



#40 No lower intake ventilation present, reduced air flow in attic space, normal for age of house.



#41 Outlet over baseboard heater needs to be removed or relocated (safety).



#42 Family room carpet stained/soiled.



# V.I. Inspections

Page 8 of 9

20:45 September 17, 2024

111 N 97th St



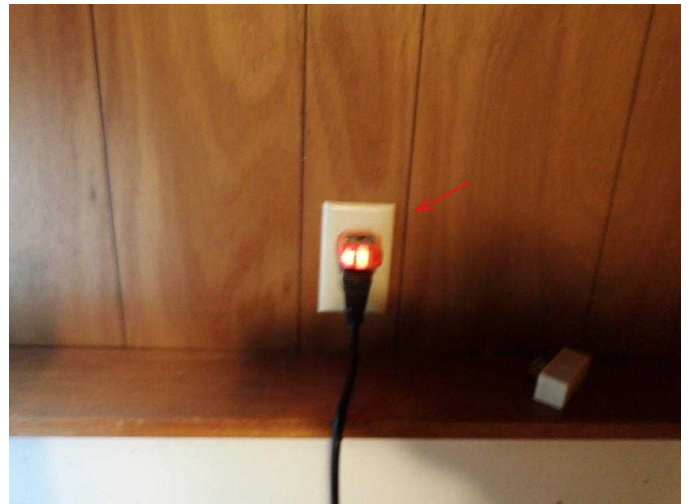
#43 Glass needs cleaning, only use fireplace glass cleaner.



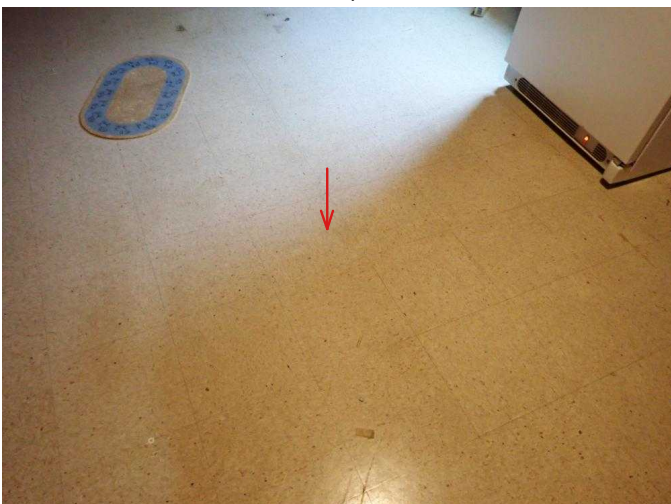
#44 Moderate chip in lower level bath enamel.



#45 Small sections of grout missing from lower level bath surround, water intrusion spots, need to be sealed.



#46 N outlet in lower level office wired incorrectly, reversed polarity.



#47 Test linoleum tile for asbestos prior to working with, altering or removing linoleum tile.



#48 Test linoleum tile for asbestos prior to working with, altering or removing linoleum tile.



# V.I. Inspections

Page 9 of 9

20:45 September 17, 2024

111 N 97th St



#49 Laundry room.



#50 Water heater located in laundry room.



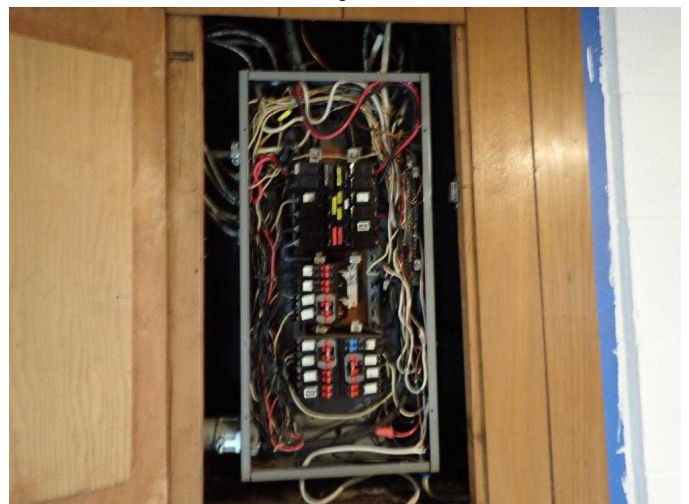
#51 Exposed wiring to water heater needs to be in conduit.



#52 Main water shutoff located in laundry room on N side of laundry sink.



#53 Electric panel located in family room.



#54 Electric panel.