

V.I. Inspections

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20:47 September 17, 2024

Rick Nelson.
111 N 97th St.

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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: 111 N 97th St.
City: Seattle. State: WA. Zip: 98103
Contact Name: Bruce Ainslie, Sharilyn Patterson.

Client Information

Client Name: Rick Nelson.

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: \$695.00

Conditions

Others Present: Listing Agent. Property Occupied: Vacant.
Estimated Age: 1962 Entrance Faces: North.
Inspection Date: 09/17/2024
Start Time: 9:00 am End Time: 11:00 am
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: Basement.
Building Type: Single family. Garage: None.
Water Source: City. How Verified: Multiple Listing Service.
Sewage Disposal: City. How Verified: Multiple Listing Service.
Additions/Modifications N/A
Permits Obtained N/A How Verified: N/A

Lots and Grounds

The lots and grounds are traversed and visually inspected. If items of concern are found they are reported on.

A N P N I M D

1. Driveway: Concrete, Gravel.
2. Walks: Concrete.
3. Steps/Stoops: Composite, Wood. No graspable handrails present for deck access steps (safety).
Railings on deck access steps are loose on install.
4. Porch: Concrete. Rot occurring in lower ends of E and W front porch roof support pillars.
W front porch roof support pillar is no longer attached to footing.
Recommend qualified contractor evaluate and estimate repairs.
5. Flower Bed: Brick. Moderate staggered settling crack in patio flower bed.
6. Patio: Concrete. Cosmetic cracks present in patio surface.
7. Deck: Exterior vinyl membrane. Deck is not bolted to house (safety).
Recommend qualified contractor evaluate and estimate repairs.
8. Grading: Minor slope.
9. Swale: Flat or negative slope. N side of property directs water run off towards house.
Additional drainage may be required if water issues are found to occur in basement area.
10. Vegetation: Lawn, Shrubs, Trees.
11. Fences: Wood. Rot occurring in sections of fence system.
Fence system moderately weathered.
Recommend qualified contractor evaluate and estimate repairs.
12. Lawn Sprinklers: Front and back yard. Yard sprinkler systems are outside of the scope of home inspection, not inspected.
13. Outbuilding: Backyard. Outbuildings are outside of scope of home inspection, not inspected.

Exterior

The exterior of the house is visually inspected and if items of concern are found they are reported on.

A NPNI M D

Whole structure. Exterior Surface

1. Type: Cedar lap siding. Minor paint peeling in sections of siding system, needs to be resealed against moisture intrusion.
Soil in contact with siding along E side of house, higher potential for rot to occur, soil needs to be removed.
2. Trim: Wood.
3. Fascia: Wood.
4. Soffits: Wood.
5. Door Bell: Battery operated.
6. Entry Doors: Wood.
7. Patio Door: Wood/glass.
8. Windows: Vinyl frame.
9. Window Screens: Vinyl mesh.
10. Basement Windows: Vinyl frame.
11. Exterior Lighting: Surface mount.
12. Exterior Electric Outlets: 120 GFCI.
13. Hose Bibs: Gate. Vacuum breakers are not installed, should be installed to prevent back flow.
14. Gas Meter: Exterior surface mount at E side of structure.
15. Main Gas Valve: Located at gas meter.

Roof

If the roof is accessible it will be traversed. The roof of the house is visually inspected and if items of concern are found they are reported on.

A NPNI M D

Main roof. Roof Surface

1. Method of Inspection: On roof.
2. Unable to Inspect: 0%
3. Material: Asphalt shingle. Roof was fully traversed at time of inspection.
4. Type: Gable.
5. Approximate Age: 0-5 years.
6. Flashing: Stamped metal.

Roof (Continued)

7. Plumbing Vents: Copper.
8. Electrical Mast: Mast.
9. Gutters: Aluminum.
10. Downspouts: Aluminum.
11. Leader/Extension: Plastic. Not raining at time of inspection, leader system not inspected.
Corrugated leader pipes will have a higher potential for clogging and will need to be maintained.

E chimney. Chimney

12. Chimney: Block.
13. Flue/Flue Cap: Tile.
14. Chimney Flashing: Stamped metal.

Electrical

The electrical system of the house 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: 200 amps. Volts: 120-240 VAC.
2. Service: Aluminum. Wire wrap at service line connections to mast head wiring has worn out, exposed live wiring at mast head wiring connection to service line (safety).
Evaluation by a licensed electrician is recommended.
3. 120 VAC Branch Circuits: Copper.
4. 240 VAC Branch Circuits: Copper.
5. Conductor Type: NM sheathed wiring.
6. Ground: Plumbing ground only. Grounding rods need to be installed.
No plumbing ground within 5' of water main entrance.
No plumbing bond between hot and cold water lines, gas lines and metal waste lines.
Evaluation by a licensed electrician is recommended to estimate cost of bringing panel grounding up to current design.
7. Smoke Detectors: Battery operated. Smoke detectors need to be installed in all bedrooms.
8. Carbon Monoxide Detectors: Battery operated.
9. Low Voltage: House systems. Low voltage systems are outside scope of regular home inspection, not inspected.

Family room. Electric Panel

10. Manufacturer: Murray.
11. Maximum Capacity: 200 Amps.
12. Main Breaker Size: 60 Amps, 70 Amps. 70 amp breaker shuts off lower third of panel, 60 amp breaker shuts off middle section of panel.
Recommended upgrade would be to replace older electric panel with a new 200 amp panel with a

Electrical (Continued)

Main Breaker Size: (continued)

single shut off main breaker.

13. Breakers: Copper and Aluminum.
14. Is the panel bonded? Yes No

Structure

The visible portions of the house 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. Differential Movement: Settling has occurred. Normal for age of house.
4. Beams: Solid wood. Portions visible.
5. Bearing Walls: Frame.
6. Joists/Trusses: 2x10.
7. Piers/Posts: Poured piers and wood posts. Moisture barrier not installed between post/pier junction, higher potential for moisture and/or WDO intrusion. Posts should be strapped to beams and footing.
8. Floor/Slab: Not visible.
9. Stairs/Handrails: Carpet/wood. No return on handrails, higher potential for articles of clothing to catch at the top end of the stairwell handrail (safety).
10. Subfloor: Dimensional wood.
11. Below Grade: Basement. In areas below grade the potential for moisture intrusion is greater, additional drainage may be necessary to prevent moisture intrusion in to below grade spaces. No moisture intrusion noted at time of inspection.

Attic

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

A NPNI M D

Main attic. Attic

1. Method of Inspection: In the attic.
2. Access: First floor hall closet. No air seal present for attic access hatch.
Recommend air seal be installed to prevent moisture from interior space entering untreated attic space and causing condensation which can increase potential for vegetative haze to grow on sheathing.
3. Unable to Inspect: 0%
4. Roof Framing: 2x6 Rafter.
5. Sheathing: OSB sheathing.
6. Ventilation: Gable vents, Roof vents. No lower intake ventilation present, reduced air flow in attic space, normal for age of house.
Recommend lower intake ventilation be installed to increase air exchange within attic area.
7. Insulation: Blown in.
8. Insulation Depth: 6-8"
9. Wiring/Lighting: NM sheathed.
10. Kitchen Fan Venting: Rigid metal. Kitchen fan vents directly into attic, needs to be sealed transition to exterior.
A qualified contractor is recommended to evaluate and estimate repairs.
11. Debris: Roof debris. Light amount of roof debris noted in attic.

Fireplace/Wood Stove

The fireplace of the house is visually inspected and if items of concern are found they are reported on.

A NPNI M D

Living room. Fireplace

1. Fireplace Construction: Brick. Minor cracks in firebrick in back of firebox, needs to be sealed prior to use.
2. Type: Wood burning.
3. Smoke Chamber: Brick. Minor creosote build up in smoke chamber, needs to be cleaned before use.
4. Flue: Tile.
5. Damper: Metal.
6. Hearth: Raised.

Fireplace/Wood Stove (Continued)

Family room. Fireplace

7. Fireplace Construction: Prefab. Glass needs cleaning, only use fireplace glass cleaner. Foggy build up on glass is acidic and will etch glass over time.
Gas shut off at meter at time of inspection, unable to engage and test gas fireplace. Owner to verify that gas fireplace is functional.
8. Type: Gas log.
9. Smoke Chamber: Metal.
10. Flue: Metal.

Plumbing

The plumbing systems of the house 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 N P N I M D

1. Service Line: Copper.
2. Main Water Shutoff: Laundry room, N side of laundry sink.
3. Water Lines: Copper. Water lines are in second half of normal life span.
4. Water Pressure: 60 psi.
5. Water Temperature: 130 Deg F. Recommended safe water temperature is 120 deg F to reduce the risk of scalding. Water heater temperature needs to be reduced.
6. Drain Pipes: ABS, Cast iron, Copper. Recommend sewer scope inspection to verify condition of sewer line from house to street.
Drain pipes are in second half of normal life span.
7. Service Caps: Accessible.
8. Vent Pipes: Copper.
9. Gas Service Lines: Black iron. Gas supply is shut off at the meter at time of inspection, unable to test gas appliances.

Laundry room. Water Heater

10. Water Heater Operation: Adequate. Water heater in second half of normal life span.
11. Manufacturer: Ruud.
12. Model Number: PROE50M2RU95 Serial Number: M451600300
13. Type: Electric. Capacity: 50 Gal.
14. Approximate Age: 5-10 yrs. Area Served: Whole building.
15. TPRV and Drain Tube: CPVC/Copper. Pressure relief line piped up, needs to be horizontal and down, cannot be piped up.
A qualified plumber is recommended to evaluate and estimate repairs.

Plumbing (Continued)

16. Expansion Tank: Present.

Bathroom

The bathroom(s) of the house 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

First floor hall. Bathroom

1. Ceiling: Paint.
2. Walls: Paint.
3. Floor: Vinyl floor covering.
4. Doors: Hollow core.
5. Windows: Vinyl frame. Window located in shower surround, higher potential of moisture intrusion into the house framing. Recommend secondary shower curtain be installed over bathroom window.
6. Electrical: 120 GFCI.
7. Counter/Cabinet: Laminate and wood.
8. Sink/Basin: Molded single bowl.
9. Faucets/Traps: Metal faucet with PVC trap.
10. Tub/Surround: Metal tub with tile surround. Minor cracks in grout at corner junctions, water intrusion spots, need to be sealed.
All tile should be sealed.
A qualified tile contractor is recommended to evaluate and estimate repairs.
11. Toilets: Kohler.
12. HVAC Source: Baseboard.
13. Ventilation: Window. No ventilation fan present. Recommend installing exhaust fan.
Recommend qualified contractor evaluate and estimate cost.

Lower level. Bathroom

14. Ceiling: Paint.
15. Walls: Paint.
16. Floor: Vinyl floor covering.
17. Doors: Hollow core.
18. Windows: Vinyl frame.
19. Electrical: 120 GFCI.
20. Counter/Cabinet: Composite and wood.
21. Sink/Basin: Molded single bowl.

Bathroom (Continued)

22. Faucets/Traps: Metal fixture with metal trap.
23. Tub/Surround: Metal tub with tile surround. Moderate chip in bathtub enamel. Small sections of grout missing from tile surround, water intrusion spots, need to be sealed. All tile should be sealed. A qualified tile contractor is recommended to evaluate and estimate repairs.
24. Toilets: American Standard.
25. HVAC Source: Baseboard.
26. Ventilation: Window. No ventilation fan present. Recommend installing exhaust fan. Recommend qualified contractor evaluate and estimate cost.

Kitchen

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

A NPNI M D

First floor. Kitchen

1. Cooking Appliances: General Electric. Appliance in second half of normal life span, functional at time of inspection.
2. Ventilator: Whirlpool. Work lights nonfunctional.
3. Disposal: In-Sinkerator. Garbage disposal nonfunctional at time of inspection, disposal hums but blade does not engage. Recommend qualified contractor evaluate for repair.
4. Dishwasher: Kenmore. Dishwasher not attached to cabinet. Appliance is at end of normal life span, functional at time of inspection.
5. Air Gap Present? Yes No
6. Refrigerator: Amana. Appliance has exceeded normal life span, functional at time of inspection.
7. Microwave: Whirlpool. Appliance in second half of normal life span, functional at time of inspection.
8. Sink: Composite.
9. Electrical: 120 VAC. Outlets in kitchen are not GFCI protected, all kitchen outlets are to be GFCI protected. Recommend a licensed electrician evaluate and estimate repairs.
10. Plumbing/Fixtures: Metal fixture/PVC drain lines.
11. Counter Tops: Corian.
12. Cabinets: Wood.
13. Ceiling: Paint.
14. Walls: Paint, Wall paper.
15. Floor: Vinyl floor covering. Test flooring for asbestos prior to working with, altering or removing. If asbestos is present in material it is a product that is harmful if inhaled.

Kitchen (Continued)

16. Windows: Vinyl frame.
Lower level. Kitchen
17. Air Gap Present? Yes No
18. Refrigerator: Hotpoint. Appliance in second half of normal life span, functional at time of inspection.
19. Sink: Plastic.
20. Electrical: 120 VAC. Outlets in kitchen are not GFCI protected, all kitchen outlets are to be GFCI protected.
Recommend a licensed electrician evaluate and estimate repairs.
21. Plumbing/Fixtures: Metal fixture/PVC drain lines.
22. Counter Tops: Laminate.
23. Cabinets: Wood.
24. Ceiling: Acoustic tile. Test acoustic ceiling tile for asbestos prior to working with, altering or removing acoustic ceiling tile. If asbestos is present in acoustic material it is a product that is harmful if inhaled.
25. Walls: Paneling.
26. Floor: Vinyl floor covering.
27. Windows: Vinyl frame.

Bedroom

The interior of the house 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 N P N I M D

S bedroom. Bedroom

1. Closet: Double wide.
2. Ceiling: Paint.
3. Walls: Paint.
4. Floor: Carpet.
5. Doors: Hollow core.
6. Windows: Vinyl frame. Windows not of legal egress due to height, normal for age of house (safety).
7. Electrical: 120 VAC.
8. HVAC Source: Baseboard.
9. Smoke Detector: Not installed.

Bedroom (Continued)

SW bedroom. Bedroom

- 10. Closet: Double wide.
- 11. Ceiling: Paint.
- 12. Walls: Paint.
- 13. Floor: Carpet.
- 14. Doors: Hollow core.
- 15. Windows: Vinyl frame. Windows not of legal egress due to height, normal for age of house (safety).
- 16. Electrical: 120 VAC.
- 17. HVAC Source: Baseboard.
- 18. Smoke Detector: Not installed.

NW bedroom. Bedroom

- 19. Closet: Double wide.
- 20. Ceiling: Paint.
- 21. Walls: Paint.
- 22. Floor: Carpet.
- 23. Doors: Hollow core.
- 24. Windows: Vinyl frame.
- 25. Electrical: 120 VAC.
- 26. HVAC Source: Baseboard.
- 27. Smoke Detector: Not installed.

Lower level. Bedroom

- 28. Closet: Double wide.
- 29. Ceiling: Paint.
- 30. Walls: Paint.
- 31. Floor: Vinyl floor covering.
- 32. Doors: Hollow core.
- 33. Windows: Vinyl frame.
- 34. Electrical: 120 VAC.
- 35. HVAC Source: Baseboard.
- 36. Smoke Detector: Not installed.

Living Space

The interior of the house 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 N P N I M D

Entryway and halls. Living Space

1. Closet: Single.
2. Ceiling: Paint, Acoustic tile. Minor age crack in upper hall ceiling junction with stairwell.
Test acoustic ceiling tile for asbestos prior to working with, altering or removing acoustic ceiling tile. If asbestos is present in acoustic material it is a product that is harmful if inhaled.
3. Walls: Paint, Paneling.
4. Floor: Carpet, Tile. All tile should be sealed.
5. Doors: Wood, Hollow core. Double keyed deadbolt on front entry door cannot be opened if key is not present (safety).
6. Windows: Wood frame.
7. Electrical: 120 VAC.
8. Smoke Detector: Battery operated. Basement hall smoke detector missing.

Living room. Living Space

9. Ceiling: Paint.
10. Walls: Paint.
11. Floor: Carpet. Minor stains in carpet.
12. Windows: Vinyl frame.
13. Electrical: 120 VAC. Outlet over baseboard heater needs to be removed or relocated (safety).
Recommend a licensed electrician evaluate and estimate repairs.
S outlet is controlled by light switch.
14. HVAC Source: Baseboard.

Dining room. Living Space

15. Ceiling: Paint.
16. Walls: Paint.
17. Floor: Carpet. Minor stains in carpet.
18. Doors: Vinyl slider.
19. Windows: Vinyl frame.
20. Electrical: 120 VAC. Outlet over baseboard heater needs to be removed or relocated (safety).
Recommend a licensed electrician evaluate and estimate repairs.
21. HVAC Source: Baseboard.

Family room. Living Space

22. Ceiling: Acoustic tile. Test acoustic ceiling tile for asbestos prior to working with, altering or removing acoustic ceiling tile. If asbestos is present in acoustic material it is a product that is harmful if inhaled.

Living Space (Continued)

23. Walls: Paneling.
24. Floor: Carpet. Carpet stained/soiled.
25. DOORS: Wood/glass. Double keyed deadbolt cannot be opened if key is not present (safety).
26. Windows: Vinyl frame.
27. Electrical: 120 VAC. Outlet over baseboard heater needs to be removed or relocated (safety).
Recommend a licensed electrician evaluate and estimate repairs.
28. HVAC Source: Baseboard.
29. Smoke Detector: Battery operated.

Lower level office. Living Space

30. Ceiling: Paneling.
31. Walls: Paneling.
32. Floor: Linoleum tile. Test linoleum tile for asbestos prior to working with, altering or removing linoleum tile. If asbestos is present in linoleum material it is a product that is harmful if inhaled.
33. Doors: Hollow core.
34. WINDOWS: Vinyl frame. If room is to be used as permanent bedroom window needs to be modified to legal egress standards.
35. Electrical: 120 VAC. N outlet wired incorrectly, reversed polarity.
Recommend a licensed electrician evaluate and estimate repairs.
36. HVAC Source: Baseboard.

Laundry Room/Area

The laundry room of the house 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

Lower level. Laundry Room/Area

1. Closet: Storage.
2. Ceiling: Exposed framing.
3. Walls: Paneling.
4. Floor: Linoleum tile. Test linoleum tile for asbestos prior to working with, altering or removing linoleum tile. If asbestos is present in linoleum material it is a product that is harmful if inhaled.
5. Doors: Hollow core.
6. Windows: Vinyl frame.
7. Electrical: 120 VAC. Outlets within 6' of laundry room sink need to be GFCI protected.
Exposed wiring to water heater needs to be in conduit.
Recommend a licensed electrician evaluate and estimate repairs.

V.I. Inspections

Laundry Room/Area (Continued)

8. Smoke Detector: Battery operated.
9. Laundry Tub: Plastic.
10. Laundry Tub Drain: PVC.
11. Washer/Dryer: Maytag.
12. Washer Hose Bib: Gate valves. Rubber type washer feed hoses should be replaced per preventative maintenance.
Recommend upgrading to braided metal type lines.
13. Washer and Dryer Electrical: 120-240 VAC. Older style 3 wire outlet to dryer should be updated with current 4 wire outlet.
Evaluation by a licensed electrician is recommended.
14. Dryer Vent: Rigid metal. Recommend yearly cleaning of dryer vent.
15. Washer Drain: Drains to laundry tub.

Final Comments

All items that are marked marginal or defective should, at the very least, have a contractor that is qualified in that field evaluate the marginal or defective item and estimate costs of corrections needed so that costs are known prior to the purchase/sell of the property in question.

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.

Lots and Grounds

- Steps/Stoops:** Composite, Wood. No graspable handrails present for deck access steps (safety). Railings on deck access steps are loose on install.
- Porch:** Concrete. Rot occurring in lower ends of E and W front porch roof support pillars. W front porch roof support pillar is no longer attached to footing. Recommend qualified contractor evaluate and estimate repairs.
- Deck:** Exterior vinyl membrane. Deck is not bolted to house (safety). Recommend qualified contractor evaluate and estimate repairs.
- Swale:** Flat or negative slope. N side of property directs water run off towards house. Additional drainage may be required if water issues are found to occur in basement area.
- Fences:** Wood. Rot occurring in sections of fence system. Fence system moderately weathered. Recommend qualified contractor evaluate and estimate repairs.

Exterior

- Hose Bibs:** Gate. Vacuum breakers are not installed, should be installed to prevent back flow.

Electrical

- Service:** Aluminum. Wire wrap at service line connections to mast head wiring has worn out, exposed live wiring at mast head wiring connection to service line (safety). Evaluation by a licensed electrician is recommended.
- Ground:** Plumbing ground only. Grounding rods need to be installed. No plumbing ground within 5' of water main entrance. No plumbing bond between hot and cold water lines, gas lines and metal waste lines. Evaluation by a licensed electrician is recommended to estimate cost of bringing panel grounding up to current design.
- Smoke Detectors:** Battery operated. Smoke detectors need to be installed in all bedrooms.

Structure

- Stairs/Handrails:** Carpet/wood. No return on handrails, higher potential for articles of clothing to catch at the top end of the stairwell handrail (safety).

Attic

- Main attic. Attic Access:** First floor hall closet. No air seal present for attic access hatch. Recommend air seal be installed to prevent moisture from interior space entering untreated attic space and causing condensation which can increase potential for vegetative haze to grow on sheathing.
- Main attic. Attic Ventilation:** Gable vents, Roof vents. No lower intake ventilation present, reduced air flow in attic space, normal for age of house. Recommend lower intake ventilation be installed to increase air exchange within attic area.

Marginal Summary (Continued)

Fireplace/Wood Stove

13. Living room. Fireplace Fireplace Construction: Brick. Minor cracks in firebrick in back of firebox, needs to be sealed prior to use.
14. Living room. Fireplace Smoke Chamber: Brick. Minor creosote build up in smoke chamber, needs to be cleaned before use.
15. Family room. Fireplace Fireplace Construction: Prefab. Glass needs cleaning, only use fireplace glass cleaner. Foggy build up on glass is acidic and will etch glass over time.
Gas shut off at meter at time of inspection, unable to engage and test gas fireplace. Owner to verify that gas fireplace is functional.

Plumbing

16. Water Temperature: 130 Deg F. Recommended safe water temperature is 120 deg F to reduce the risk of scalding. Water heater temperature needs to be reduced.
17. Laundry room. Water Heater TPRV and Drain Tube: CPVC/Copper. Pressure relief line piped up, needs to be horizontal and down, cannot be piped up.
A qualified plumber is recommended to evaluate and estimate repairs.

Bathroom

18. First floor hall. Bathroom Tub/Surround: Metal tub with tile surround. Minor cracks in grout at corner junctions, water intrusion spots, need to be sealed.
All tile should be sealed.
A qualified tile contractor is recommended to evaluate and estimate repairs.
19. Lower level. Bathroom Tub/Surround: Metal tub with tile surround. Moderate chip in bathtub enamel. Small sections of grout missing from tile surround, water intrusion spots, need to be sealed.
All tile should be sealed.
A qualified tile contractor is recommended to evaluate and estimate repairs.

Kitchen

20. First floor. Kitchen Ventilator: Whirlpool. Work lights nonfunctional.
21. First floor. Kitchen Dishwasher: Kenmore. Dishwasher not attached to cabinet.
Appliance is at end of normal life span, functional at time of inspection.
22. First floor. Kitchen Electrical: 120 VAC. Outlets in kitchen are not GFCI protected, all kitchen outlets are to be GFCI protected.
Recommend a licensed electrician evaluate and estimate repairs.
23. Lower level. Kitchen Electrical: 120 VAC. Outlets in kitchen are not GFCI protected, all kitchen outlets are to be GFCI protected.
Recommend a licensed electrician evaluate and estimate repairs.

Marginal Summary (Continued)

Bedroom

24. S bedroom. Bedroom Windows: Vinyl frame. Windows not of legal egress due to height, normal for age of house (safety).
25. SW bedroom. Bedroom Windows: Vinyl frame. Windows not of legal egress due to height, normal for age of house (safety).

Living Space

26. Entryway and halls. Living Space Doors: Wood, Hollow core. Double keyed deadbolt on front entry door cannot be opened if key is not present (safety).
27. Entryway and halls. Living Space Smoke Detector: Battery operated. Basement hall smoke detector missing.
28. Family room. Living Space Floor: Carpet. Carpet stained/soiled.
29. Family room. Living Space Doors: Wood/glass. Double keyed deadbolt cannot be opened if key is not present (safety).
30. Lower level office. Living Space Electrical: 120 VAC. N outlet wired incorrectly, reversed polarity. Recommend a licensed electrician evaluate and estimate repairs.

Laundry Room/Area

31. Lower level. Laundry Room/Area Electrical: 120 VAC. Outlets within 6' of laundry room sink need to be GFCI protected.
Exposed wiring to water heater needs to be in conduit.
Recommend a licensed electrician evaluate and estimate repairs.

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.

Attic

1. Main attic. Attic Kitchen Fan Venting: Rigid metal. Kitchen fan vents directly into attic, needs to be sealed transition to exterior.
A qualified contractor is recommended to evaluate and estimate repairs.

Kitchen

2. First floor. Kitchen Disposal: In-Sinkerator. Garbage disposal nonfunctional at time of inspection, disposal hums but blade does not engage.
Recommend qualified contractor evaluate for repair.

Living Space

3. Living room. Living Space Electrical: 120 VAC. Outlet over baseboard heater needs to be removed or relocated (safety).
Recommend a licensed electrician evaluate and estimate repairs.
S outlet is controlled by light switch.
4. Dining room. Living Space Electrical: 120 VAC. Outlet over baseboard heater needs to be removed or relocated (safety).
Recommend a licensed electrician evaluate and estimate repairs.
5. Family room. Living Space Electrical: 120 VAC. Outlet over baseboard heater needs to be removed or relocated (safety).
Recommend a licensed electrician evaluate and estimate repairs.