

Crow's Nest Home Inspections, LLC
914 164th ST SE Ste B12 #211
Mill Creek WA 9801298371
206-310-2613
kristine@crowsnestinspect.com

Page 1

Report: 3213 - 3950 se arroyo dr seattle

Confidential Inspection Report

3950 SE Arroyo DR

Seattle, WA

November 6, 2018



Prepared for: Kristi & Jeff Oberlander

Inspector: Kristine Messick
WA ST Home Inspector Lic. No.: 281

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

Inspection Table of Contents

Summary	3
GENERAL INFORMATION	23
GROUNDS	24
EXTERIOR	30
ROOF SYSTEM	34
FOUNDATION & STRUCTURAL	39
ELECTRICAL SYSTEM	41
HEATING SYSTEM	48
PLUMBING SYSTEM	54
INTERIOR ROOMS	61
KITCHEN & APPLIANCES	67
BATHROOMS	77
LAUNDRY AREA	83
GARAGE / CARPORT	86



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR



Tuesday, November 6, 2018

Client: Kristi & Jeff Oberlander

RE: Inspection No. 3213

Address: 3950 SE Arroyo DR
Seattle, WA



Dear Kristi & Jeff :

At your request, a visual inspection of the above referenced property. An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The 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. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of defects that need further evaluation or repair by appropriately Licensed Contractors.

GROUNDS

Driveway, Walkways, Exterior Stairs, & Stoop:

Exterior Steps Condition:

MINOR REPAIR: The stairway down to the basement is missing a handrail, creating a safety hazard. Recommend a licensed and bonded contractor make repairs to meet today's building standards.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR



Decks / Balcony:

Deck/Balcony Structure Condition:

MINOR REPAIR: The deck ledger board is not attached with ledger bolts and washers. This type of construction method is not considered structurally sound by today's standards as the deck is not supported for lateral movements Recommend a licensed and bonded contractor make repairs to meet today's building standards.



MINOR REPAIR: The deck beam support to column connection on the North, outer side, does not meet today's building standards. The connection between the beam to band joist is screwed, not bolted. This creates a condition for the connection to pull apart under extreme lateral movements. Recommend a licensed and bonded contractor make repairs to meet today's building standards.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR



Cleaned by Seller 12/18

Perimeter Of Building:

Landscaping Condition:

DEFERRED MAINTENANCE: The vegetation is in contact with the siding in numerous locations. This condition could potentially cause water damage/wood rot at the point of contact. The area of concern is located: on the East side, backyard. Recommend a licensed and bonded contractor make repairs as needed.



Landscaped 12/18

DEFERRED MAINTENANCE: The vegetation is in contact with the siding in numerous locations. This condition could potentially cause water damage/wood rot at the point of contact. The area of concern is located: on the Southeast corner of the house. Recommend a licensed and bonded contractor make repairs as needed.



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR



Landscaped 12/18

DEFERRED MAINTENANCE: Lower soil below siding. This condition could potentially lead to wood rot and/or moisture damage to the siding and structurally framing. Grade should be 6 inches below any wood materials The area of concern is located: on the North side. Recommend a licensed and bonded contractor make repairs as needed.



EXTERIOR

Exterior Wall Coverings:

Exterior Siding Condition:

MINOR REPAIR: The walls appear to have had insulation added in the past, there are exterior penetrations are capped with vent covers. The exterior siding does not require ventilation and creates a condition for potential heat loss. Consider removing the vents and sealing the openings.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR



Eaves/Soffits/Fascia Condition:

MINOR REPAIR: There are gaps in the soffits, fascia, trim, etc large enough for rodent entry. The area of repair is the NE corner of the house.



ROOF SYSTEM

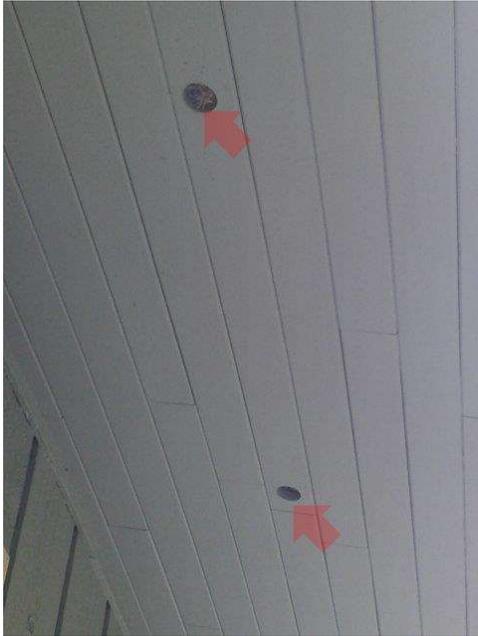
Roof Ventilation:

Ventilation Condition:

MINOR REPAIR: The soffit vent screens are loose and/or torn, this condition creates an access point for a potential rodent/bird infestation. Recommend a licensed and bonded contractor make repairs to meet today's building standards.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR



ELECTRICAL SYSTEM

Branch Circuit Wiring:

Branch Wiring Condition:

MINOR REPAIR: There is exposed electrical wiring on the exterior back patio. The inspector tested the electrical with a voltage tester and did not find current through the outlet. However, this is a potentially unsafe condition. Recommend a licensed and bonded electrician make repairs to meet today's electrical standards.



Repaired 12/18

MINOR REPAIR: There is a junction box missing a cover plate. The area of repair is: in the unfinished basement. Recommend a licensed and bonded electrician make repairs to meet today's electrical standards.



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR



Landscaped 12/18

Switches & Fixtures Condition:

Exterior Electrical:

MINOR REPAIR: The light fixture at the front entrance is loose, repair/re-secure as needed.



Electrical Outlet Condition:

Exterior Electrical:

MINOR REPAIR: Exterior Outlet defects were noted: As per today's electrical standards, The exterior outlets are not rated for use on the exterior. The exterior outlets do not have a protective cover designed to keep out water.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

The electrical outlet(s) are not GFCI protected at: Exterior. Recommend a licensed and bonded electrician make repairs to meet today's electrical safety standards.



Garage Electrical:

MINOR REPAIR: Garage outlet defects noted: As per today's electrical standards, The electrical outlet(s) are not GFCI protected at: The carport. The carport electrical outlet is damaged, creating a safety hazard. Recommend a licensed and bonded electrician make repairs to meet today's electrical safety standards.



Repaired 12/18

HEATING SYSTEM



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

Heating Equipment:

General Operation & Cabinet Condition:

DEFERRED MAINTENANCE: System does not appear to have been serviced per manufacturer's instructions within the last year. Recommend a licensed and bonded heating contractor service and clean the furnace and inspect the heat exchanger.

PLUMBING SYSTEM

Supply Pipes:

Supply Pipe Condition:

MINOR REPAIR: The supply pipes are missing insulation at the front hosebib. This creates a potential condition for the water pipes to freeze and break. Recommend a licensed and bonded plumber make repairs to meet today's plumbing standards.



Addressed 12/18

Water Heater:

Water Temperature Condition:

MINOR REPAIR: The water temperature is too hot and could potentially cause a burn. Excessive water temperature also uses more energy and costs more to operate the water heater. Recommend decreasing the water temperature to 120 degrees fahrenheit or less.

Tpr Valve & Discharge Pipe Condition:

MINOR REPAIR: The TPR discharge pipe does not terminate properly. Current accepted standards recommend that the outlet of a temperature/pressure relief valve shall not be directly connected to the drainage system. The discharge from the relief valve shall be piped full size separately to the floor, to the outside of the building, or to an indirect waste receptor located inside the building. The discharge shall be installed in a manner that does not cause personal injury or property damage and that is readily observable by the building occupants. The discharge pipe shall be installed so as to drain by gravity flow and shall terminate atmospherically not more than 6 inches above the floor.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR



Addressed 12/18

Fuel System:

Fuel Pipe Condition:

MINOR REPAIR: There is a flexible gas connector that enters through a concealed area. This is a gas leak safety hazard. Current accepted standards recommend that connectors shall not be concealed within, or extended through, walls, floors, partitions, ceilings or appliance housings. Recommend a licensed and bonded plumber make repairs to meet today's plumbing standards.



MINOR REPAIR: There is a crimped gas pipe. Pipe that is crimped may not allow full flow of gas as intended. Appliances that do not receive adequate gas supply may not function as intended, may be damaged, and may



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR

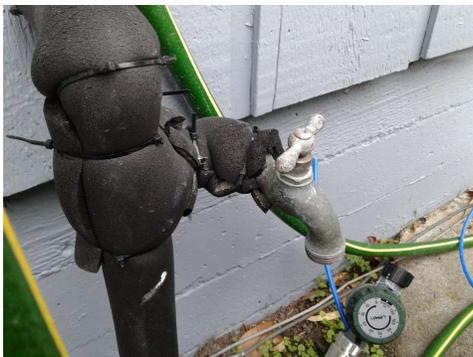
produce carbon monoxide. The pipe may be weak at the crimp and subject to leaking. The sediment traps at gas equipment appear to be missing. A sediment trap helps remove debris in the gas flow that can damage gas appliances and cause inefficient or dangerous operation. Current accepted standards recommend that where a sediment trap is not incorporated as part of the gas utilization equipment, a sediment trap shall be installed downstream of the equipment shut-off valve as close to the inlet of the equipment as practical. Illuminating appliances, ranges, clothes dryers and outdoor grills need not be so equipped. The sediment trap is missing at the Furnace. The sediment trap is missing at the Water Heater. Recommend a licensed and bonded plumber make repairs to meet today's plumbing standards.



Hosebib Condition:

Hose Bibs / Hookups:

DEFERRED MAINTENANCE: The hosebibs do not have ant-siphon and frost proof devices. Recommend a licensed and bonded plumber upgrade to today's standards. The hosebib(s) requiring attention are: on the Back of the property. Recommend a licensed and bonded plumber make repairs to meet today's plumbing standards.



INTERIOR ROOMS

Doors:

Overall Interior Door Condition:



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

MINOR REPAIR: Damage to door trim observed in west bedroom. Recommend a licensed and bonded contractor make repairs as needed to meet today's building standards.



Addressed 12/18

MINOR REPAIR: The inspector observed a pet door installed in the exterior door located in the: Basement. Recommend a licensed and bonded contractor make repairs as needed to meet today's building standards.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR



DEFERRED MAINTENANCE: Observed gap in weather stripping at base of main entrance door. Recommend a licensed and bonded contractor make repairs as needed to meet today's building standards.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR



Windows:

General Type & Condition:

MINOR REPAIR: The double pane window seals appear to have failed. There is moisture between the panes of glass. Additional windows may have failed seals and may be more noticeable during changes in weather and/or humidity levels. Area of repair located in the: Basement Family Room, North side. Recommend a licensed and bonded contractor make repairs meets today's safety standards.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR



Stairway, Landings & Handrails:

Handrail Condition:

MINOR REPAIR: Improvement needed to stairs and/or handrail(s) A missing handrail return was observed, creating a potential safety hazard. Recommend a licensed and bonded contractor make repairs as needed to meet today's building standards.

Smoke / Carbon Monoxide Detector: **Addressed 12/18**

Smoke Detectors:

MINOR REPAIR: The smoke detectors are missing at the following locations: Inside of the bedrooms/sleeping areas. Recommend installing smoke detectors at all required locations.

Carbon Monoxide Detectors:

MINOR REPAIR: The carbon monoxide detectors are missing at the following locations: All Floors Recommend installing carbon monoxide detectors at all required locations.

Interior Electrical

Electrical Outlet Condition:

MINOR REPAIR: Reverse polarity was observed, the hot and the neutral wires are reversed. Reverse polarity was observed, the hot and the neutral wires are reversed. Area(s) requiring repair include: Interior, north wall of Family Room in Basement. Recommend a licensed and bonded electrician make repairs to meet today's electrical safety standards.

KITCHEN & APPLIANCES

Kitchen Sink:

Sink Fixture Condition:

MINOR REPAIR: The fixture is loose. The sink fixture(s) requiring repair are located: Kitchen Recommend a licensed and bonded plumber make repairs to meet today's plumbing standards.



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR



Range/ Cooktop / Oven/Ventilation:

Range/Cooktop/Oven Condition:

DEFERRED MAINTENANCE: The range has not been secured as required by manufacturer's installation instructions. A tip-over hazard exists for small children. Secure the range with a anti-tip bracket as needed. Recommend a licensed and bonded contractor make repairs as needed to meet today's safety standards.

Dishwasher:

Dishwasher Condition:

DEFERRED MAINTENANCE: We recommend installing or improving the air-gap device on the drain line, Recommend a licensed and bonded plumber make repairs to meet today's plumbing standards.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR



Garbage Disposal:

Condition:

MINOR REPAIR: Unit makes unusual noises, the unit appears at or approaching the end of its useful life. Recommend a licensed and bonded electrician make repairs as needed to meet today's electrical standards.

BATHROOMS

Bathroom Sink(s):

Sink Fixture Condition:

MINOR REPAIR: The fixture is loose. The sink fixture(s) requiring repair are located: Main Bathroom. Recommend a licensed and bonded plumber make repairs to meet today's plumbing standards.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR



Sink Drain Condition:

DEFERRED MAINTENANCE: There is slow draining sink, expect to clear a drain clog. The sink drain(s) requiring repair are located: Main Bathroom Recommend a licensed and bonded plumber make repairs to meet today's standards. **Addressed 12/18**

Bathtubs & Showers:

Tub/Shower Fixtures Condition:

DEFERRED MAINTENANCE: The tub spout fixture is loose The bathtub/shower fixture requiring repair are located: Basement Bathroom Recommend a licensed and bonded contractor make repairs as needed.

LAUNDRY AREA

Laundry:

Hose Bibs / Hookups/Washer Stand Pipe:

DEFERRED MAINTENANCE: Clothes washer discharge hose is unsecured, recommend securing as needed.

Addressed 12/18



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR



Laundry Electrical:

Electrical Outlet Condition:

MINOR REPAIR: The electrical outlet(s) are not GFCI protected at: Laundry Room Sink. Recommend a licensed and bonded electrician make repairs to meet today's electrical safety standards.



Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

Kristine Messick

Kristine Messick
Crow's Nest Home Inspections, LLC



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

GENERAL INFORMATION

Client & Site Information:

Inspection Date: November 6, 2018	Inspection Time: 10:00 AM	Client: Kristi & Jeff Oberlander	Inspection Site: 3950 SE Arroyo DR Seattle, WA
---	-------------------------------------	--	---

People Present:
Homeowner

Inspector Information:

Inspector Name: Kristine Messick	Inspector Email: kristine@crowstnestsinspect.com	Wa St Home Inspector Lic. No. 281
--	---	---

Agent Information:

Listing Agent Name: Sarah Georger-Clark	Listing Agent Email: sarahgc@cloudcityhomes.com	Listing Agent Company: Windermere
---	---	---

Building Characteristics:

Occupancy Status Occupied	Main Entry Faces: West	Estimated Age: Built in 1954	Stories: 1 Story with basement
Space Below Grade: Basement	Water Source: Public	Sewage Disposal: Public	Utility Status: All Utilities ON

Climatic Conditions:

Weather: Overcast	Soil Conditions: Very wet	Outside Temperature (f): 50-55
-----------------------------	-------------------------------------	--



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR

GROUNDS

State inspection standards require that we inspect and report the condition of the visible and readily accessible areas of the site, which includes: the building perimeter; land grade and water drainage directly adjacent to the foundation; trees and vegetation that adversely affect the structure; walks, grade, steps, driveways, patios, and retaining walls of contiguous with the structure. We inspect and report the condition of the visible and readily accessible areas of a porch, balcony, and deck components attached to the home. This includes exterior decks, balconies, stairs, and handrails according to state standards. We inspect for serviceability of the components as they appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report. The observed components are viewed from ground level. Areas beneath decks with less than five feet of clearance from the underside of the joists to grad are considered too low to enter or not accessible. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection.

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including under ground drainage systems and municipal water and sewer service piping or septic systems.

We do not inspect fences, privacy wall or retaining walls that are not contiguous with the structure, decks and patios not attached to the dwelling. We do not inspect bulkheads, seawalls, breakwalls or docks. We do not evaluate any detached structures such as storage sheds, stables, and other structures detached from the dwelling; nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected. We do not comment on or research for possible unlicensed or unpermitted work.

Driveway, Walkways, Exterior Stairs, & Stoop:

Driveway Description:	Exterior Steps Description:
Present: Yes, West Side	Concrete
Concrete	

Driveway Condition:

SERVICEABLE - The driveway appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.
Cracks noted are typical

Exterior Steps Condition:

SERVICEABLE - The exterior steps appear in serviceable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.
MINOR REPAIR: The stairway down to the basement is missing a handrail, creating a safety hazard. Recommend a licensed and bonded contractor make repairs to meet today's building standards.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR



Decks / Balcony:

Deck/Balcony Location:	Deck/Balcony Structural	Deck/Balcony Surface
West side. Front Entry	Description: Wood	Description Composite Material

Deck/Balcony Structure Condition:

SERVICEABLE - The deck structure appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

MINOR REPAIR: The deck ledger board is not attached with ledger bolts and washers. This type of construction method is not considered structurally sound by today's standards as the deck is not supported for lateral movements Recommend a licensed and bonded contractor make repairs to meet today's building standards.

MINOR REPAIR: The deck beam support to column connection on the North, outer side, does not meet today's building standards. The connection between the beam to band joist is screwed, not bolted. This creates a condition for the connection to pull apart under extreme lateral movements. Recommend a licensed and bonded contractor make repairs to meet today's building standards.



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR



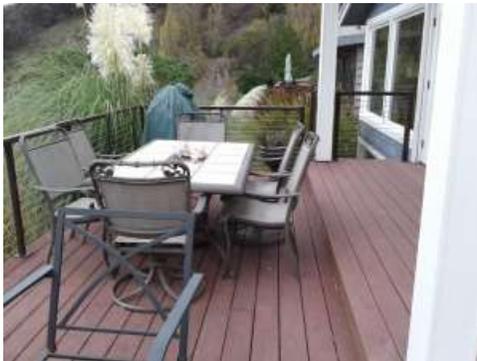
Deck/Balcony Surface Condition:

SERVICEABLE - The deck surface boards appear in serviceable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

Deck/Balcony Railing Condition:

SERVICEABLE - The deck handrail(s) appears in serviceable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

Deck/Balcony Comments:



Patio:

Patio Material:
Concrete Stone

Patio Location:
East side Backyard

Patio Condition:

SERVICEABLE - The patio appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR

Patio Comments:



Perimeter Of Building:

Site Description:

Moderate slope The high point of the site is: SE side of property.
The low point of the site is: NW side of property.

Grading Condition:

SERVICEABLE - The grading around the perimeter of the house appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Landscaping Condition:

SERVICEABLE - The landscaping around the perimeter of the house appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

DEFERRED MAINTENANCE: The vegetation is in contact with the siding in numerous locations. This condition could potentially cause water damage/wood rot at the point of contact. The area of concern is located: on the East side, backyard. Recommend a licensed and bonded contractor make repairs as needed.

DEFERRED MAINTENANCE: The vegetation is in contact with the siding in numerous locations. This condition could potentially cause water damage/wood rot at the point of contact. The area of concern is located: on the Southeast corner of the house. Recommend a licensed and bonded contractor make repairs as needed.

DEFERRED MAINTENANCE: Lower soil below siding. This condition could potentially lead to wood rot and/or moisture damage to the siding and structurally framing. Grade should be 6 inches below any wood materials The area of concern is located: on the North side. Recommend a licensed and bonded contractor make repairs as needed.



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR



Perimeter Comments:

MAINTENANCE TIP: Recommend keeping all vegetation, trees, shrubs, etc. trimmed at least 18"-24" away from the siding of the house. This practice will help prevent water coming into contact with wood siding, trim, etc. and potentially causing water damage and wood rot. Also, this will help prevent rodent activity around the perimeter of the house.

Retaining Walls & Window Wells:

Windows Wells:

SERVICEABLE - The window well(s) appear in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Retaining Wall & Window Well Comments:



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR





Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR

EXTERIOR

State inspection standards require that we inspect and report the condition of the visible and readily accessible areas of the wall coverings, trim, protective coatings and sealants, windows and doors, eaves, soffits, fascias, and visible exterior portions of chimneys. We inspect for serviceability of the components and they appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report. The observed components are viewed from ground level. The inspector may probe exterior components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage tany finished surface or where no deterioration is suspected.

We do not test, inspect or evaluate the operation of security locks, devices or systems. The safety type glass or the intergrity of the thermal window seals. We do not inspect, test, or evaluate flues or verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace. We do not test, inspect or evaluate the presence, function or condition of shutters, awnings, storm doors, storm windows, screens, and similar accessories. We do not comment or research for possible unlicensed or unpermitted work.

Exterior Exposures:

Exposure Side:

- Front of House Northwest side
- Side yard North side
- Back yard East Side
- Southeast sdie



Exterior Wall Coverings:

Exterior Siding Description: Wood siding	Exterior Trim Description: Wood	Eave/Soffit/Fascia Description: Wood	Exterior Flashing Description: Yes Metal & Caulking
--	---	--	---



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

Exterior Siding Condition:

SERVICEABLE - The exterior siding appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

MINOR REPAIR: The walls appear to have had insulation added in the past, there are exterior penetrations are capped with vent covers. The exterior siding does not require ventilation and creates a condition for potential heat loss. Consider removing the vents and sealing the openings.



Exterior Trim Condition:

SERVICEABLE - The exterior trim appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Eaves/Soffits/Fascia Condition:

SERVICEABLE - The exterior eaves/soffits/fascia boards appear in serviceable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

MINOR REPAIR: There are gaps in the soffits, fascia, trim, etc large enough for rodent entry. The area of repair is the NE corner of the house.



Exterior Flashing Condition:

SERVICEABLE - The exterior flashing appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

Exterior Doors:

Exterior Door(s) Location:

Front door Basement

Exterior Door(s) Condition:

SERVICEABLE - The exterior door(s) appear in serviceable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

Exterior Door Lock(s) Condition:

SERVICEABLE - The exterior door locks(s) appear in serviceable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

Exterior Door Comments:

As a preventative safety measure, we advice all new home owners purchasing existing homes to change the exterior door locks.

Exterior Windows:

Window Description:

Vinyl Replacement

Window Opening:

Vertical Sliders Horizontal Sliders

Window Glazing:

Double Glazing (2 pane)

Trim Material:

Wood.

Exterior Window Condition:

SERVICEABLE - The exterior windows appear in serviceable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

The windows are updated to today's more modern, or energy efficient standards.

Trim Condition:

SERVICEABLE - The exterior window trim appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Chimney(s):

Chimney Location:

Present: Yes North side

Chimney Description:

Brick & Mortar

Number Of Flues:

2 fire places

Chimney Condition

SERVICEABLE - The chimney appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Chimney Flues Condition:

SERVICEABLE - The chimney flue(s) appear in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Chimney Flashing Condition:

SERVICEABLE - The installed step flashing around the chimney stack appears to be functional.

Chimney Cap Condition:

SERVICEABLE - The chimney cap appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Chimney Height & Clearance Condition:

SERVICEABLE - The chimney installation appears to meet clearance requirements.

Chimney Comments:



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR





Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

ROOF SYSTEM

State inspection standards require that we inspect and report the condition of the visible and readily accessible areas of the roof system components. This includes the roof covering materials; gutters and downspout systems; visible flashings; roof vents; skylights; and any other roof penetrations.

The inspector will traverse the roof to inspect. The inspector will not traverse the roof where, in the opinion of the inspector, doing so can damage roofing materials or is unsafe. If the roof is not traversed, the method used to inspect the roof is reported. The inspector will not remove snow, ice, debris, or other material that obscures the roof surface or prevents access to the roof. The inspection does not include gutter and downspout systems concealed within the structure; related underground drainage piping; attached accessories including by not limited to solar panels, antennas, lightning arrestors, or similar attachments.

Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material in our estimations. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict or guarantee its remaining life expectancy, or guarantee or warranty that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Roof System:

Roof Location:
Main House

Roof Description: Gable	Roof Access: Walked on roof	Roof Material: Architectural Asphalt Shingle - 25+ yr material	No. Roof Layers: 1 layer
-----------------------------------	---------------------------------------	---	------------------------------------

Skylights Description:
Double Pane Window(s)

Roof Covering Condition:

SERVICEABLE - The visible components of the roof covering materials, roof flashing, and any side wall flashing appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.
General condition appears serviceable with signs of weathering/curling and aging.

Skylights Condition:

SERVICEABLE - Satisfactory - The skylight(s) appears to be satisfactory and shows no signs of leaking.

Roof Comments:

MAINTENANCE TIP: Recommend cleaning moss from a roof as needed, approx 3 to 5 years for the average home. Do not pressure wash a composition shingle roof. The high water pressure strips the granules from the shingle which can lead to roof leaks.

INFORMATION: Most modern composition shingles consist of a fiberglass mat that is impregnated with an asphalt type material and covered with mineral granules that provide the color and the primary protection against the damage caused by the ultra-violet radiation from the sun. These shingles range in quality and style from the less expensive "20 year" flat profile shingle (3-tab) to more expensive "25+ year" dimensional profile shingle (e.g. Architectural Grade, Presidential Grade, etc.).

The real useful life of composition shingles is determined by many factors. As with all roof coverings, the first factor is the quality of the shingle and the care with which it is installed. The south and west facing sections of the roof will usually wear faster than the north and east facing sections because of the more intense exposure to solar radiation. Hip, ridge and valley shingles will usually wear faster than shingles on other parts of the roof. Shingles around roof mounted equipment often wear very rapidly



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

because of the service traffic around the equipment.

Composition shingle roof coverings require little maintenance. In fact, they usually last longer with less foot traffic that can dislodge the protective mineral granules. Keeping the roof free of debris is a primary roof maintenance task. This is particularly important in the roof valleys, where the roof intersects with walls, and around chimneys. Keeping tree limbs well away from the roof will reduce damage caused by the limbs scraping the roof.



Flashings:

Flashing Description:

Metal

Flashing Condition:

SERVICEABLE - The visible components of the roof flashing appear in acceptable condition and appear to function as intended given the age and type of unit unless otherwise specified in this report.



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR

Valleys:

Valleys:

SERVICEABLE - The valleys on the roof are open with metal valleys.

Valley Comments:



Gutters & Downspouts:

Gutter Description:
Building is fully guttered Built into roof

Gutter Material:
Built Into Roof

Downspout Material:
Aluminum

Gutter Condition:

SERVICEABLE - The visible components of the gutter system appear acceptable condition and appear to function as intended given the age and type of unit unless otherwise specified in this report.

Downspout Condition:

SERVICEABLE - The visible components of the downspout system appear acceptable condition and appear to function as intended given the age and type of unit unless otherwise specified in this report.

Gutter & Downspouts Comments:

MAINTENANCE TIP: Clean out tree debris from the gutters on an annual basis.



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR



Roof Ventilation:**Roof Ventilation Description:**

Ridge Vent Roof Jacks Soffit Vent

Ventilation Condition:

SERVICEABLE - The visible components of the roof ventilation system appear acceptable condition and appear to function as intended given the age and type of unit unless otherwise specified in this report.

MINOR REPAIR: The soffit vent screens are loose and/or torn, this condition creates an access point for a potential rodent/bird infestation. Recommend a licensed and bonded contractor make repairs to meet today's building standards.





Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

Roof Ventilation Comments:

MAINTENANCE TIP: Periodically check the vent screens on the soffit vents for tears from birds, rodent, etc. to prevent potential infestations into the attic space.



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR

FOUNDATION & STRUCTURAL

State inspection standards require that we inspect and report the condition of the visible and readily accessible areas of the structure which include: exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimneys foundations, stairs and the visible roof structure; and attic components where readily and safety accessible; floor framing; roof framing and decking; other support and substructure/superstructure components; stairs; ventilation (where applicable); and exposed concrete slabs in the garages and habitable areas. We inspect the subfloor crawlspaces and basements for indications of flooding and moisture penetration. The inspector may probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected. We report all wood rot and pest-conducive conditions discovered. All such issues that are suspected to be insect related are referred to a structural Pest Inspector (SPI) or a pest control operator (PCO) for follow up. We inspect for serviceability of the components as they appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

We do not inspect or evaluate subfloor crawlspaces that require excavation or have an access opening less than eighteen inches by twenty-four inches or headroom less than eighteen inches beneath floor joists and twelve inches beneath the beams. We do not inspect or evaluate an areas that are not readily accessible due to obstructions, inadequate clearances or have conditions which, in the inspector's opinion, are hazardous to health and safety of the inspector or will cause damage to components of the home. We do not move stored items or debris or perform excavation to gain access. We do not comment or research for possible unlicensed or unpermitted work.

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation:

Foundation Description: Poured Concrete	Type Of Foundation: Partially Below Grade Basement	Foundation Bolts: No
---	--	--------------------------------

Foundation Condition:

SERVICEABLE - The foundation appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Foundation Bolt Condition:

This home predates the construction requirement of securing the sill plate to the foundation.

Structural Framing:

Type Of Construction: Wood Frame	Framing Type: Platform framing	Wall Framing Material: Wood
--	--	---------------------------------------

Wall Framing Condition:

SERVICEABLE - The portions of the visible and readily accessible wall framing that were viewed appear serviceable given the age and type of home unless otherwise specified in this report.



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR

Attic Framing:

Attic Access: Access Present: Yes, Attic is full size	Attic Access Location: exterior - carport	Attic Framing Type: Rafters & Joists	Attic Framing Material: Wood
---	---	--	--

Attic Sheathing Material:
Tongue In Groove

Access Condition:

SERVICEABLE - The attic access appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Attic Framing Condition:

SERVICEABLE - The rafters or truss system appears to be in serviceable condition given the age and condition of the home unless otherwise mentioned in the report.

Attic Roof Sheathing Condition:

SERVICEABLE - The roof sheathing is in serviceable condition given the age and condition of the home unless otherwise noted in the report.

Attic Space Condition:

SERVICEABLE - The attic space area appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Attic Comments:

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.



Attic Insulation:

Attic Insulation Description	Estimated Insulation Depth:
Fiberglass Batts	10-12 inches

Attic Insulation Condition:

SERVICEABLE - The insulation appears to be in serviceable condition given the age and condition of the home unless otherwise mentioned in the report.



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR

ELECTRICAL SYSTEM

State inspection standards require that we inspect and report the condition of the visible and readily accessible electrical system which includes: the service drop through the main panel; subpanels including feeders; branch circuits, connected devices and lighting fixtures. The inspector will report the type of primary service, whether overhead or underground, voltage, amperage, over-current protection devices (fuses or breakers), and the type of branch wiring used, including reporting on the presence of solid conductor aluminum branch circuits. The inspector will report on the existence of a service-grounding conductor and service-grounding electrode when same can be determined or when no connection to service grounding electrode can be confirmed. The inspector will inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the main and subelectric panel cover(s), where to do so, in the inspectors opinion, is safe and readily accessible. The inspector will operate a representative number of accessible switches, receptacles and light fixtures. Inoperative light fixtures often lack bulbs or have dead bulbs installed. We inspect for serviceability of the components as they appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

The inspector will not insert any tool, probe or testing device into the main or subpanels, activate electrical systems or branch circuits that are not energized, operate circuit breakers, service disconnects or remove fuses. The inspector does not do not perform load-calculations to determine if the supply meets the demand. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to: telephone, cable TV, timers, security systems, low voltage systems, smoke/heat detectors, antennas, intercoms, lawn sprinkler wiring, swimming pool or spa wiring, central vacuum systems, or any electrical equipment that is not readily accessible. The inspector will not dismantle any electrical device or control, expect for the removal of the deadfront covers from the main service panel and subpanels. The inspector will not move any objects, furniture, open appliances to gain access to any electrical component. The inspector does not operate every switch, outlet and fixture. The inspector does not remove switch and outlet cover plates. The inspector does not verify the continuity of connected service ground(s).

However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician.

Electrical Service:

Electrical Service Description: Underground 120/240 Volt	Meter Location: West Front of house
--	---

Meter Condition:

SERVICEABLE - The visible parts of the electrical meter components appear in acceptable condition given the age and type of home unless otherwise specified in this report
The meter base appears updated to standards more on par with today's standards.

Service Condition:

SERVICEABLE - The visible parts of the underground service lateral components appear in acceptable condition given the age and type of home unless otherwise specified in this report.

Grounding Equipment Condition:

SERVICEABLE - The electrical system appears to be grounded to a driven rod or ufer type ground. It is not possible to determine whether the grounding electrode conductor is connected to an adequate grounding electrode or whether the conductor is intact over its entire run. Much of the grounding system is concealed and not observable.

Service Comments:

INFORMATION: The electrical meter base is an advanced or Smart meter. Advanced meters will connect to homes and businesses and will collect customer energy-use information. The meters will provide automated wireless communication between the meter and the utility. Advanced meters record customer energy-use information throughout the day, just as today's meters do. Customer energy-use information is sent several times a day to City Light using radio frequency waves. This is similar to the wireless communications used by cell phones and WiFi. The meters will transmit data for a maximum of 90 seconds per day. For further information on Advanced meters, visit the Seattle City Light website at, <http://www.seattle.gov/light/ami/metering.asp>



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR



Main Electrical Panel:

Main Panel Location: Basement Bedroom	Main Circuit Rating: 200 amps	Main Panel Brand: Square D	Entrance Cable Size: 4/0 CU
Circuit Type: Breakers	Service Disconnect Switch: The main panel is a split bus design.		

Main Panel Condition:

SERVICEABLE - The visible parts of the main electrical panel and components appear in acceptable condition given the age and type of home unless otherwise specified in this report

Service Disconnect Switch Condition:

SERVICEABLE - The visible parts of the main electrical disconnect switch appears in acceptable condition given the age and type of home unless otherwise specified in this report

Subpanel Location:

next to Main Panel

Subpanel Brand:

Square D

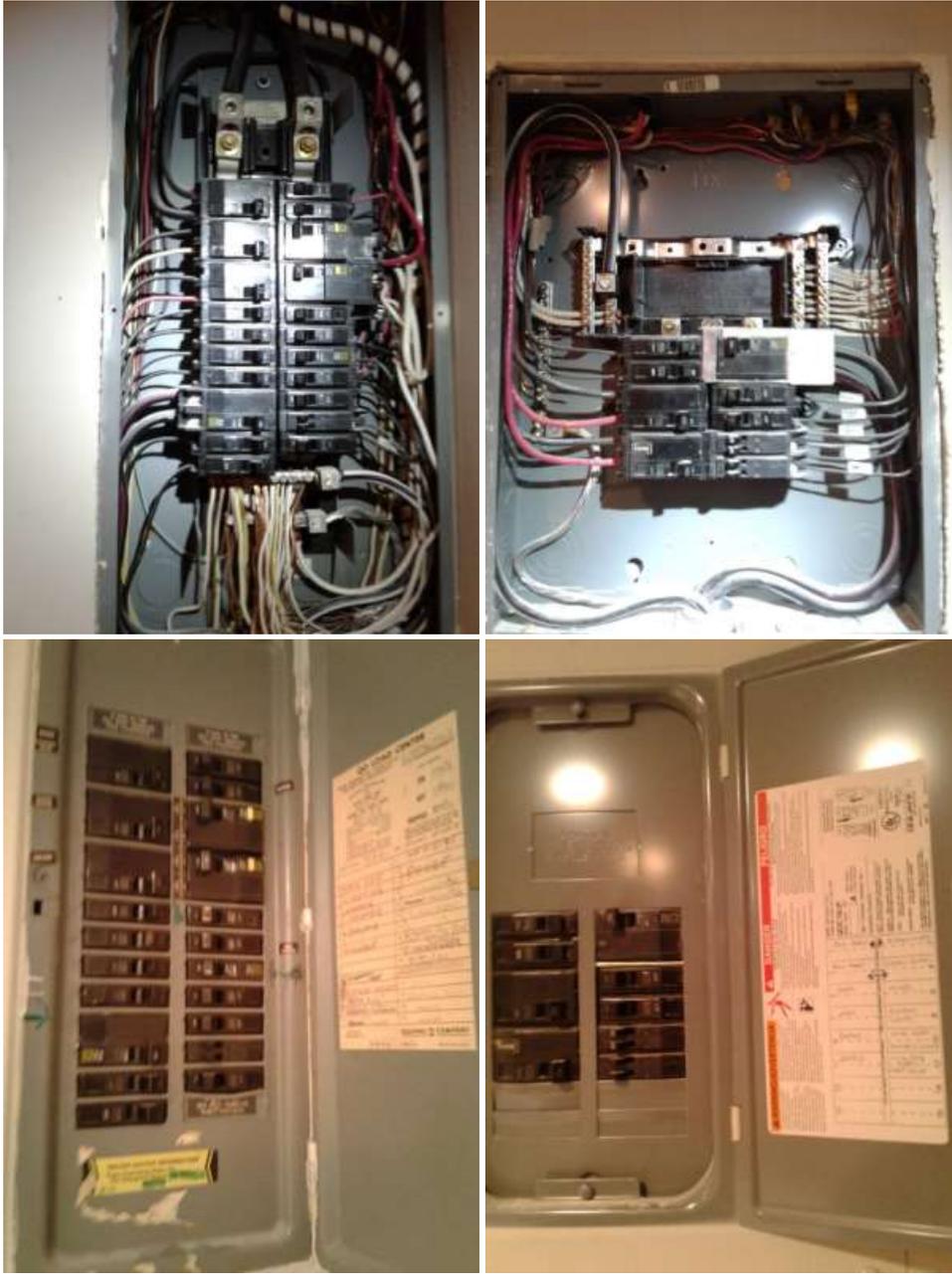
Subpanel Condition:

SERVICEABLE - The visible parts of the subpanel appears in acceptable condition given the age and type of home unless otherwise specified in this report

Electrical Panel Comments:



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR



Branch Circuit Wiring:

Branch Wiring Description:

Copper

Branch Wiring Condition:

SERVICEABLE - The house is wired with vinyl sheathed copper conductor non-metallic cable (NM). This cable is often referred to by the trade name "Romex". Any aluminum wiring is limited to #8 gauge or larger, stranded. When properly installed it is considered acceptable by current building practices for major appliance circuits.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

MINOR REPAIR: There is exposed electrical wiring on the exterior back patio. The inspector tested the electrical with a voltage tester and did not find current through the outlet. However, this is a potentially unsafe condition. Recommend a licensed and bonded electrician make repairs to meet today's electrical standards.

MINOR REPAIR: There is a junction box missing a cover plate. The area of repair is: in the unfinished basement. Recommend a licensed and bonded electrician make repairs to meet today's electrical standards.

UPDATE TO TODAY'S STANDARDS: Portions of the electrical system are the original, cloth sheathed electrical wiring. These wiring systems are not grounded as is the standard for today's electrical wiring systems. Such systems may not meet the electrical demands of today's households. The number of electrical outlets in a room with this era of construction does not meet the number of outlets in more modern homes. Recommend further evaluation by a licensed and bonded electrician to assess the system's electrical ground.



Switches & Fixtures Condition:

Exterior Electrical:

SERVICEABLE - A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition.

MINOR REPAIR: The light fixture at the front entrance is loose, repair/re-secure as needed.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR



Overall Electrical Fixtures & Outlets

SERVICEABLE - A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition.

Interior Electrical

SERVICEABLE - A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition.

Kitchen Electrical:

SERVICEABLE - A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition.

Bathroom Electrical:

SERVICEABLE - A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition.

Laundry Electrical:

SERVICEABLE - A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition.

Garage Electrical:

SERVICEABLE - A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition.

Electrical Outlet Condition:

Exterior Electrical:

SERVICEABLE - A representative sampling of outlets were tested by using an outlet tester. As a whole, outlets throughout the house are in serviceable condition.

MINOR REPAIR: Exterior Outlet defects were noted: As per today's electrical standards, The exterior outlets are not rated for use on the exterior. The exterior outlets do not have a protective cover designed to keep out water. The electrical outlet(s) are not GFCI protected at: Exterior. Recommend a licensed and bonded electrician make repairs to meet today's electrical safety standards.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR



Overall Electrical Fixtures & Outlets

SERVICEABLE - A representative sampling of outlets were tested by using an outlet tester. As a whole, outlets throughout the house are in serviceable condition.

Interior Electrical

SERVICEABLE - SERVICEABLE - A representative sampling of outlets were tested by using an outlet tester. As a whole, outlets throughout the house are in serviceable condition.

Kitchen Electrical:

SERVICEABLE - A representative sampling of outlets were tested by using an outlet tester. As a whole, outlets throughout the house are in serviceable condition.

Bathroom Electrical:

SERVICEABLE - A representative sampling of outlets were tested by using an outlet tester. As a whole, outlets throughout the house are in serviceable condition.

Laundry Electrical:

SERVICEABLE - A representative sampling of outlets were tested by using an outlet tester. As a whole, outlets throughout the house are in serviceable condition.

Garage Electrical:

MINOR REPAIR: Garage outlet defects noted: As per today's electrical standards, The electrical outlet(s) are not GFCI protected at: The carport. The carport electrical outlet is damaged, creating a safety hazard. Recommend a licensed and bonded electrician make repairs to meet today's electrical safety standards.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR





Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR

HEATING SYSTEM

State inspection standards require that we inspect and report the condition of the visible and readily accessible components of the home's permanently installed heating equipment. This includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes; chimneys and venting; auxiliary heating units. We operate the system using normal readily accessible control devices. The heating equipment shall be observed by opening readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable. We inspect the condition of normally operated controls and components of the systems. The condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems. We inspect the visible flue pipes and related components to ensure functional operation and proper clearance from combustibles. We inspect for the presence of a functioning heat source in each habitable space. We inspect the spaces where combustible fuel burning appliances are located to ensure there is air for combustion. We inspect electric baseboard and in-wall heaters to ensure they are functional. We report any evidence that indicates the possible presence of an underground storage tank.

We cannot inspect components that are not visible and readily accessible or that are visible only by dismantling components. For example, we cannot inspect components that can only be seen by opening access covers that require tools to open or that are taped or otherwise sealed shut. Examples of components we cannot observe include furnace heat exchangers and the interiors of and concealed parts of ducts, pipes vents, and chimneys. We do not operate automatic safety controls such as temperature limit switches and pressure relief valves. We do not inspect air quality systems such as electronic air filters, humidifiers and dehumidifiers, air purifiers, fresh air exchange systems, motorized dampers, heat reclaimers, solar heating systems, or concealed distribution systems. We do attempt to operate heating devices or systems that do not respond to normal controls or have been shut down. We do not operate any heating system when the circumstances are not conducive to safe operation or when doing so will damage the equipment. We do not ignite or extinguish pilot lights and fires that require an external flame (a match) to ignite. We do not dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users. We do not evaluate whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard. We do not determine the adequacy of combustion air. We do not determine the capacity, adequacy, or efficiency of a heating system. These include equipment sizing, system operating cost and efficiency, and uneven temperature distribution between rooms. Addressing these concerns requires equipment, expert training, and time that is beyond the scope of a general, visual home inspection. We do not evaluate thermostats or controls other than to confirm that they actually turn the system on or off.

We do not inspect or report about portable heating devices. Such devices are not considered part of the home's installed heating system. Portable heating devices can ignite nearby flammable materials and are a major cause of house fires. Read and follow manufacturer's recommendations when using portable heating devices. We do not comment on or research for possible unlicensed or unpermitted work.

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

Heating Equipment:

Heating Description: Forced Air Furnace.	Heating Brand: Trane	Serial No.: 5285N261G	Year Of Manufacture: Year of manufacture is 2005
Heating Location: Basement	Thermostat Location: Hallway	Fuel Source: Natural Gas	Capacity: Capacity in BTU's is: 80,000
Efficiency: Mid efficiency furnace	Date Of Last Service: Unknown - Service label not present		

General Operation & Cabinet Condition:

SERVICEABLE - The visible components of the furnace appear in acceptable condition and appear to function as intended given the age and type of unit unless otherwise specified in this report. This includes the visible portions of the cabinet, electrical connections, combustion chamber, vent system, fuel valve and connecting pipe, combustion air openings, air distribution components, thermostat, and automatic safety controls.

DEFERRED MAINTENANCE: System does not appear to have been serviced per manufacturer's instructions within the last year. Recommend a licensed and bonded heating contractor service and clean the furnace and inspect the heat exchanger.

Service Access Condition:

SERVICEABLE -

Electric Power Connection Condition:

SERVICEABLE -

Normal Control Condition:

SERVICEABLE -

Burners / Heat Exchangers:

SERVICEABLE -

Pump / Blower Fan:

SERVICEABLE -

Combustion Air:

SERVICEABLE -

Flues, Vents, Plenum:

SERVICEABLE -

Heating Comments:

INFORMATION: The lifespan of a forced air gas furnace is approximately 20 years with manufacturer's recommended maintenance schedule.

MAINTENANCE TIP: For best heating performance, both for energy efficiency and longevity of the furnace, recommend service and clean the furnace annually by a licensed and bonded heating contractor.



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR





Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR



Air Filters

Air Filter Location:

The air filter is located in the return plenum at the furnace.

Air Filter Condition:

DISCLAIMER: The system has an electronic air filter. Inspecting these filters for function and operation is beyond the scope of a home inspection. The operation of the electronic air filter is excluded from the inspection and the report.

Air Filter Comments:



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR



Distribution System:

Distribution Description:

Metal Ducts with registers

Distribution System Condition:

SERVICEABLE - The visible components of the heating distribution system in acceptable condition and appear to function as intended given the age and type of unit unless otherwise specified in this report.

Heat Habitable Rooms:

SERVICEABLE - We observed a heating supply source in habitable rooms unless otherwise specified in this report. Closets, laundry rooms, and toilet rooms are not considered habitable rooms. A home inspection confirms the presence or absence of a heating source in habitable rooms. The presence of a heating source in a room does not imply acceptable heating in the room, nor does it imply proper design and installation of the distribution system. Measurement of heating performance in individual rooms is beyond the scope of a home inspection.

Fireplace(s):

Fireplace Description:

Gas Insert

Fireplace Fuel Source:

Natural Gas

Fireplace Location(s):

family room Living Room

Fireplace Condition:

SERVICEABLE - The fireplace(s) appear in serviceable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

Fireplace Comments



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR



Bathroom Heat Description:

Ventilation & Heat:

Heat Register(s)

Bathroom Heat Condition:

Ventilation & Heat:

SERVICEABLE -



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

PLUMBING SYSTEM

State inspection standards require that we inspect and report the condition of the visible and readily accessible plumbing system components and any fuel storage and distribution systems components inside the home. This includes pipe supports and insulation, functional flow and drainage at interior plumbing fixtures, water heating equipment and associated vents, flues, and safety controls, plumbing leaks in visible and accessible areas, sump and ejector pumps, and cross connections between water supply and drainage systems. We are required to describe the types of interior pipes, the type and energy source of the water heating equipment, and the location of main water and fuel shut off valves. Some of the systems and components we do not inspect and test include: private water supply and waste disposal systems, water conditioning systems, water pressurization systems, irrigation systems, fire suppression systems, fixture and system shut-off valves, and operation of automatic safety controls.

Inspection limitations include a significant part of the water supply pipes, the drain, waste, and vent pipes, the fuel distribution pipes (if any), and the gas vent systems (if any) which are concealed in places such as walls, behind insulation, under the foundation, and underground.

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials. We do not comment on or research for possible unlicensed or unpermitted work.

To reduce the chance that a component may fail soon after the inspection, some of our tests involve operating components near their limits to discover potential problems that may not occur under normal conditions. Occasionally, components that are near failure will break or fail during this stress test. We are not responsible for repairing or replacing components that fail under our reasonable stress tests.

Main Water Supply Pipe:

Main Water Supply Material: Plastic	Main Water Supply Pipe Size: 1 inch	Water Pressure: The water pressure is 80 psi	Water Flow: No observable water restriction
Water Flow Observed At: Main Bathroom	Shut Off Located: Exterior, front of house		

Main Water Supply Pipe Condition:

SERVICEABLE - Appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

The main water supply pipe was observed at the entrance through the foundation. The main water supply distribution pipe appears replaced or updated.

Water Pressure Condition:

SERVICEABLE - Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

Shut Off Valve Condition:

SERVICEABLE - The visible components of the shut off valve appears in serviceable condition.

Main Water Supply Comments:

INFORMATION: Water flow and water pressure are often confused. Water flow is the amount of water you can get from a full water pipe. Water pressure is the amount of force that the water exerts on the walls of a full water pipe. Once a pipe is full of water, a water pressure increase will not increase the water flow in the pipe. In fact, a water pressure increase beyond a certain amount will cause the pipe to burst. The ideal water pressure is between 40 and 60 pounds per square inch (psi).

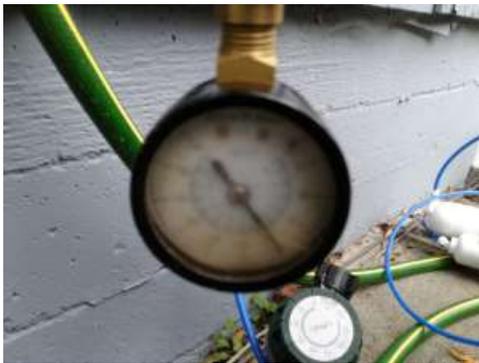


Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

Water flow is primarily a function of the size, type, and installation of water supply pipes and supply fixtures. You can achieve more flow in a larger pipe than you can in a smaller pipe. Different pipe materials, such as PEX and copper, have different flow rates for the same size pipe. Many current water supply fixtures have flow restriction devices that limit the water flow rate to conserve water.

Water pressure is primarily a function of the force behind the water as it enters the piping system. A system with too little water pressure may not provide sufficient water flow when multiple supply fixtures are being used. Too much water pressure, exceeding 80 psi, can cause premature failure of water supply pipes and fixtures. A pressure regulator is often recommended to reduce water pressure.

INFORMATION: There is a Water Pressure Regulator installed on the main water supply pipe





Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

Supply Pipes:

Supply Pipe Material:

Combination of materials - Plastic- PEX - Cross-linked polyethylene, Copper

Supply Pipe Condition:

The visible components of the water distribution system, including fixtures and faucets, appear in acceptable condition, appear to function as intended, and appear to provide functional water flow given the age and type of home unless otherwise specified in this report.

MINOR REPAIR: The supply pipes are missing insulation at the front hosebib. This creates a potential condition for the water pipes to freeze and break. Recommend a licensed and bonded plumber make repairs to meet today's plumbing standards.



Thermal Expansion Device Condition:

SERVICEABLE - The thermal expansion device appeared serviceable at the time of the inspection. The thermal expansion device is located: at the water heater.

Waste Pipes:

Waste Pipe Material:

Galvanized metal Cast Iron Plastic ABS - acrylonitrile-butadiene-styrene

Waste Pipe Condition:

SERVICEABLE - The visible components of the main water supply pipe appear in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Waste Pipe Comments

We observe the operation of the drain, waste and vent system by running water in every drain that has an active fixture and observing the water flows out. This is not a conclusive test of whether the system will perform under all conditions.

Water Heater:

Description

standard water tank

Brand	Serial Number	Year	Location:
State Select	The serial number is illegible	Year of manufacture is 2005	Basement Mechanical Room



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR

Power Source:
Natural Gas

Capacity:
50 Gallons

Recovery Rating:
86

Water Temperature:
greater than 120 degrees
F. Water temperature at
time of inspection was
129°F.

Temperature Tested At
The water temperature was
taken at a bathroom faucet.

Water Temperature Condition:

MINOR REPAIR: The water temperature is too hot and could potentially cause a burn. Excessive water temperature also uses more energy and costs more to operate the water heater. Recommend decreasing the water temperature to 120 degrees fahrenheit or less.

Water Heater Condition:

SERVICEABLE - The visible components of the gas water heaters appear in acceptable condition and appear to function as intended given the age and type of unit unless otherwise specified in this report. This includes the visible portions of the cabinet, combustion chamber, vent system, gas valve and connecting pipe, cold water shutoff valve and connecting pipe, drain valve, combustion air openings, temperature/pressure relief valve and connecting pipe, and automatic safety controls.

Tpr Valve & Discharge Pipe Condition:

MINOR REPAIR: The TPR discharge pipe does not terminate properly. Current accepted standards recommend that the outlet of a temperature/pressure relief valve shall not be directly connected to the drainage system. The discharge from the relief valve shall be piped full size separately to the floor, to the outside of the building, or to an indirect waste receptor located inside the building. The discharge shall be installed in a manner that does not cause personal injury or property damage and that is readily observable by the building occupants. The discharge pipe shall be installed so as to drain by gravity flow and shall terminate atmospherically not more than 6 inches above the floor.



Venting/Combustion/Clearances Condition:

SERVICEABLE - The visible areas of the venting, combustion and clearances appear serviceable.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

Seismic Straps Condition:

SERVICEABLE - Seismic straps are installed on the water heater on the upper and lower 1/3 of the water heater.

Catch Pan Condition:

A water sensor should be installed at the base of the water heater to sound alarm in the event of a leak at the water heater.

Water Heater Comments

The lifespan of a water heater is approx 15 years.



Fuel System:

Gas Meter Location:

The gas meter and shut off valve is located on the North side of the house.

Gas Meter Condition

SERVICEABLE - The visible components of the gas pipes and their supports appear in serviceable condition and appear to function as intended given the age and type of home.

Main Gas Valve Shut Off Condition:

SERVICEABLE - The visible components of the main gas meter shut off valve appears in acceptable condition.

Fuel Pipe Condition:

SERVICEABLE - The visible components of the fuel piping system, appear in acceptable condition, appear to function as intended, and appear to provide functional fuel flow given the age and type of home unless otherwise specified in this report.

MINOR REPAIR: There is a flexible gas connector that enters through a concealed area. This is a gas leak safety hazard. Current accepted standards recommend that connectors shall not be concealed within, or extended through, walls, floors, partitions, ceilings or appliance housings. Recommend a licensed and bonded plumber make repairs to meet today's plumbing standards.

MINOR REPAIR: There is a crimped gas pipe. Pipe that is crimped may not allow full flow of gas as intended. Appliances that do not receive adequate gas supply may not function as intended, may be damaged, and may produce carbon monoxide. The pipe may be weak at the crimp and subject to leaking. The sediment traps at gas equipment appear to be missing. A sediment trap helps remove debris in the gas flow that can damage gas appliances and cause inefficient or dangerous operation. Current accepted standards recommend that where a sediment trap is not incorporated as part of the gas utilization equipment, a sediment trap shall be



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR

installed downstream of the equipment shut-off valve as close to the inlet of the equipment as practical. Illuminating appliances, ranges, clothes dryers and outdoor grills need not be so equipped. The sediment trap is missing at the Furnace. The sediment trap is missing at the Water Heater. Recommend a licensed and bonded plumber make repairs to meet today's plumbing standards.



Fuel Appliance Valves Condition:

SERVICEABLE - The visible components of the fuel appliance valves appear in acceptable condition.

Gas Meter / Fuel Comments:



Hose Bibs / Hookups:

Hosebib Description:

Appear Original

Plumbing Ancillary Systems:

Ancillary System Comments:

State inspection standards do not require that we inspect landscape irrigation systems. This is because much of the system is either inaccessible or difficult to view and because inspection of individual components can be time consuming, resulting in additional inspection fees. In addition, system controllers are sometimes locked and not accessible during the inspection. We recommend that you request that the seller demonstrate the irrigation system operation prior to closing and provide available operation and maintenance documentation.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

Hosebib Condition:

Hose Bibs / Hookups:

DEFERRED MAINTENANCE: The hosebibs do not have ant-siphon and frost proof devices. Recommend a licensed and bonded plumber upgrade to today's standards. The hosebib(s) requiring attention are: on the Back of the property. Recommend a licensed and bonded plumber make repairs to meet today's plumbing standards.



Hose Bibs / Hookups/Washer Stand Pipe:

Laundry:

SERVICEABLE - The washer hook up hoses are constructed of rubber. The water supply to washing machines is usually left on and their hoses can leak or burst under pressure. For an update to today's standards, we recommend replacing old rubber hoses with modern braided stainless steel types that are much more dependable and less prone to leaks or bursting.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

INTERIOR ROOMS

State inspection standards require we inspect and report on the condition of the visible and readily accessible living space, which includes the visually accessible areas of walls, ceilings, floors, windows, and doors. The interior walls, ceilings, and floors are inspected for indicators of concealed structural deficiencies, water infiltration, or major damage. We inspect and report on the condition of the visible and readily accessible steps, stairway, balconies and railings. The inspector will verify that the steps, handrails, guardrails, stairways and landings are installed wherever necessary and report when they are missing or in need of repair.

We inspect a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. We do not verify whether all walls, floors, ceilings, doorways, cabinets and window openings are square, straight, level or plumb. We do not report on cosmetic conditions related to the condition of interior components.

Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Doors:

Overall Interior Door Condition:

SERVICEABLE - The interior doors appear in serviceable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

MINOR REPAIR: Damage to door trim observed in west bedroom. Recommend a licensed and bonded contractor make repairs as needed to meet today's building standards.

MINOR REPAIR: The inspector observed a pet door installed in the exterior door located in the: Basement. Recommend a licensed and bonded contractor make repairs as needed to meet today's building standards.

DEFERRED MAINTENANCE: Observed gap in weather stripping at base of main entrance door. Recommend a licensed and bonded contractor make repairs as needed to meet today's building standards.



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR





Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

Windows:

General Type & Condition:

SERVICEABLE - The interior windows appear in serviceable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

MINOR REPAIR: The double pane window seals appear to have failed. There is moisture between the panes of glass. Additional windows may have failed seals and may be more noticeable during changes in weather and/or humidity levels. Area of repair located in the: Basement Family Room, North side. Recommend a licensed and bonded contractor make repairs meets today's safety standards.



Interior Window Lock(s) Condition:

SERVICEABLE - The interior window locks(s) appear in serviceable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

Bathroom Interior:

SERVICEABLE - The bathroom interior appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Walls:

Wall Material:

Drywall

General Wall Condition:

SERVICEABLE - General condition appears serviceable

Bathroom Interior:

SERVICEABLE - The bathroom walls appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Ceilings:

General Ceiling Material:

Drywall

General Ceiling Condition:

SERVICEABLE - General condition appears serviceable



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR

Bathroom Interior:

SERVICEABLE - The bathroom ceilings appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Floors:

Flooring Material:

Laminate/Vinyl Located in the: Basement

Tile Located in the: Basement

Hardwood Located in the: Main Floor

General Flooring Condition:

SERVICEABLE - The interior flooring appears in serviceable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

Floor Comments:

There is minor buckling to the laminate floor in the center of the basement family room. The buckling is minor and considered a cosmetic flaw



Bathroom Interior:

SERVICEABLE - The bathroom floors appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Closets:

General:

SERVICEABLE - The interior closets appear in serviceable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

The occupant's possessions limit the view inside of the closet, limiting the inspection.

Stairway, Landings & Handrails:

Stairway Location:

Basement Stairway



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR

Stairway Condition:

SERVICEABLE - Interior stairs serviceable

Landing/Railing Condition:

SERVICEABLE - The stairway and landing appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Handrail Condition:

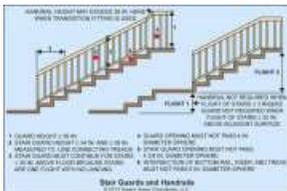
SERVICEABLE - Stair handrail serviceable

MINOR REPAIR: Improvement needed to stairs and/or handrail(s) A missing handrail return was observed, creating a potential safety hazard. Recommend a licensed and bonded contractor make repairs as needed to meet today's building standards.



Stairway, Landings & Handrails Comments:

INFORMATION: This diagram illustrates the requirements for a handrail



Smoke / Carbon Monoxide Detector:

Smoke Detectors:

MINOR REPAIR: The smoke detectors are missing at the following locations: Inside of the bedrooms/sleeping areas. Recommend installing smoke detectors at all required locations.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

Carbon Monoxide Detectors:

MINOR REPAIR: The carbon monoxide detectors are missing at the following locations: All Floors Recommend installing carbon monoxide detectors at all required locations.

Smoke / Carbon Monoxide Detector Comments:

INFORMATION: Recommend changing the batteries on all smoke detectors and CO detectors on a bi-annual basis. To help you remember, we suggest changing the batteries at the same time as daylight savings, when you set your clocks forward and back.

Interior Electrical

Switches & Fixtures Comments:

ENERGY EFFICIENCY TIP: Replace incandescent and compact fluorescent (CFL) light bulbs with LED light bulbs. An Energy Star rated LED bulb uses significantly less electricity (up to 75 percent!) and lasts up to 25 times longer than traditional lighting. According to the Department of Energy, <https://www.energy.gov/energysaver/save-electricity-and-fuel/lighting-choices-save-you-money/how-energy-efficient-light>, the LED bulbs use 75 to 80 percent less electricity than the 60 watt bulb and only costs about \$1.00 to use for two hours each day for a year. Plus, the bulb life is approximately 25,000 hours, compared to 1,000 hours for the incandescent bulbs.

Electrical Outlet Condition:

MINOR REPAIR: Reverse polarity was observed, the hot and the neutral wires are reversed. Reverse polarity was observed, the hot and the neutral wires are reversed. Area(s) requiring repair include: Interior, north wall of Family Room in Basement. Recommend a licensed and bonded electrician make repairs to meet today's electrical safety standards.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

KITCHEN & APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, microwaves, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

General Comments

The kitchen appears updated in recent past



Kitchen Sink:

Kitchen Sink Material:	Kitchen Sink Description:	No. Of Sink(s):	Spray Wand Provided:
Stainless Steel	Under Mount	Single	Yes Built into faucet

Spray Wand Condition:

SERVICEABLE - The spray wand appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Sink Condition:

SERVICEABLE - The sink appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Sink Fixture Condition:

SERVICEABLE - The sink fixture appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

MINOR REPAIR: The fixture is loose. The sink fixture(s) requiring repair are located: Kitchen Recommend a licensed and bonded plumber make repairs to meet today's plumbing standards.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR



Sink Drain Condition:

SERVICEABLE - The sink drain appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Sink Cabinet Condition:

SERVICEABLE - The sink cabinet appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Sink, Fixture, Drain, Cabinet Comments:



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR





Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

Countertops/Backsplash/Cabinets:

Countertop Material

Quartz Stone

Backsplash Material:

Tile

Cabinets Material:

Undetermined

Countertop Condition:

SERVICEABLE - The countertop appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Backsplash Condition:

SERVICEABLE - The backsplash appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Cabinets General Condition:

SERVICEABLE - The cabinets appear in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Countertop/Backsplash/Cabinet Comments:



Appliances



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR





Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR



Range/ Cooktop / Oven/Ventilation:

Cooktop Description: Natural Gas	Oven Description: Natural Gas Electric	Brand: General Electric Viking	Range/Cooktop/Oven Type: Slide In
--	--	--	---

Ventilation Description:
External Vented

Range/Cooktop/Oven Condition:

SERVICEABLE - The range/oven/cooktop appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

DEFERRED MAINTENANCE: The range has not been secured as required by manufacturer's installation instructions. A tip-over hazard exists for small children. Secure the range with a anti-tip bracket as needed. Recommend a licensed and bonded contractor make repairs as needed to meet today's safety standards.

Ventilation Condition:

SERVICEABLE - The exhaust fan appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Range/Cooktop/Oven/Ventilation Comments:

ENERGY EFFICIENCY TIP: Use toaster ovens, pressure cookers, or other small appliances instead of the oven whenever possible.



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR



Refrigerator:

Refrigerator Type: Bottom Freezer	Brand: Samsung	Water Service Provided: Yes
---	--------------------------	---------------------------------------

Refrigerator Condition:

SERVICEABLE - The refrigerator appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Refrigerator Comments:

MAINTENANCE/ENERGY EFFICIENCY TIP: Clean your refrigerator coils at least once a year, thereby reducing the amount of energy consumption used by your refrigerator by up to 15%. Clean coils help the compressor cool faster and run less frequently, which extends the life of your refrigerator and reduces energy use.

ENERGY EFFICIENCY TIP: Your fridge is one of the highest electrical usage appliances in your home, and depending on its age, it may be costing you enough in power every year that a new one would pay for itself in a short time. To find out, the Energy Star Refrigerator Retirement Savings Calculator takes the model of your fridge, estimates how much it costs per year to run, and shows you how much a newer model would cost in comparison. The calculator is simple: you can either enter the model number of your fridge, or fill out some basic information about it. Provide your utility's electricity cost (per kilowatt hour), and calculate your savings. The calculator will show you how much your current model costs you every year, and then shows you how much a newer, Energy Star certified model will cost. Follow the link to the Energy Star website, <https://www.energystar.gov/index.cfm?fuseaction=refrig.calculator&model=253.6&PageNumber=4&which=4&rate=0.111&screen=3>



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR



Dishwasher:

Dishwasher Description:

Built In under counter

Brand:

Bosch

Air Gap:

No - High Loop Method

Dishwasher Condition:

SERVICEABLE - The dishwasher appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

DEFERRED MAINTENANCE: We recommend installing or improving the air-gap device on the drain line, Recommend a licensed and bonded plumber make repairs to meet today's plumbing standards.



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR



Garbage Disposal:

Garbage Disposal Provided:

Yes

Condition:

SERVICEABLE - The disposal appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

MINOR REPAIR: Unit makes unusual noises, the unit appears at or approaching the end of its useful life.

Recommend a licensed and bonded electrician make repairs as needed to meet today's electrical standards.

Garbage Disposal Comments:



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR



Kitchen Appliance Comments

Appliances Excluded:

There is a built in microwave present, not inspected and excluded from report, comment for informational purposed only.

There is a refrigerator ice maker present, not inspected and excluded from report, comment for informational purposed only.

There is an instant hot water dispenser present, not inspected and excluded from report, comment for informational purposed only.

There is a water filter present, not inspected and excluded from report, comment for informational purposed only.

Kitchen Electrical:

Switches & Fixtures Comments:

ENERGY EFFICIENCY TIP: Replace incandescent and compact fluorescent (CFL) light bulbs with LED light bulbs. An Energy Star rated LED bulb uses significantly less electricity (up to 75 percent!) and lasts up to 25 times longer than traditional lighting. According to the Department of Energy,

<https://www.energy.gov/energysaver/save-electricity-and-fuel/lighting-choices-save-you-money/how-energy-efficient-light>, the LED bulbs use 75 to 80 percent less electricity than the 60 watt bulb and only costs about \$1.00 to use for two hours each day for a year. Plus, the bulb life is approximately 25,000 hours, compared to 1,000 hours for the incandescent bulbs.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas, bidets, or toilet seat attachments. More importantly, we do we leak-test shower pans.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Bathroom(s)

Bathroom(s) Location:

Main bathroom 3/4 Bath

Basement Bathroom Full Bath



Bathroom Sink(s):

Sink Condition:

SERVICEABLE - The sink appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Sink Fixture Condition:

SERVICEABLE - The sink fixture appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

MINOR REPAIR: The fixture is loose. The sink fixture(s) requiring repair are located: Main Bathroom. Recommend a licensed and bonded plumber make repairs to meet today's plumbing standards.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR



Sink Drain Condition:

SERVICEABLE - The sink drain appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

DEFERRED MAINTENANCE: There is slow draining sink, expect to clear a drain clog. The sink drain(s) requiring repair are located: Main Bathroom Recommend a licensed and bonded plumber make repairs to meet today's standards.

Sink Cabinet Condition:

SERVICEABLE - The sink cabinet appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Sink, Fixture, Drain, Cabinet Comments:



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR





Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR

Bathroom Toilet(s)

Toilet Comments:



Bathtubs & Showers:

Bathtub/Shower Enclosure Material:

Tile

Tub/Shower Fixtures Condition:

DEFERRED MAINTENANCE: The tub spout fixture is loose The bathtub/shower fixture requiring repair are located: Basement Bathroom Recommend a licensed and bonded contractor make repairs as needed.

Tub/Shower Drain Condition:

SERVICEABLE - The bathtub/shower drain appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Bathtubs & Showers Comments:

Main Bathroom shower.

Main Bathroom shower drain.



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR





Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

Ventilation & Heat:

Ventilation Description:
Ceiling Fan

Bathroom Electrical:

Switches & Fixtures Comments:

ENERGY EFFICIENCY TIP: Replace incandescent and compact fluorescent (CFL) light bulbs with LED light bulbs. An Energy Star rated LED bulb uses significantly less electricity (up to 75 percent!) and lasts up to 25 times longer than traditional lighting. According to the Department of Energy, <https://www.energy.gov/energysaver/save-electricity-and-fuel/lighting-choices-save-you-money/how-energy-efficient-light>, the LED bulbs use 75 to 80 percent less electricity than the 60 watt bulb and only costs about \$1.00 to use for two hours each day for a year. Plus, the bulb life is approximately 25,000 hours, compared to 1,000 hours for the incandescent bulbs.

Toilet:

Bathroom Toilet(s)

SERVICEABLE - The toilet(s) appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Tub/Shower Enclosure Condition:

Bathtubs & Showers:

SERVICEABLE - The tub/shower enclosure(s) appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Tub/Shower Fixtures Condition:

Bathtubs & Showers:

SERVICEABLE - The tub/shower fixture(s) appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Bath Ventilation Condition:

Ventilation & Heat:

SERVICEABLE - Bath ventilation appears serviceable.



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR

LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Laundry Location:
Basement

Hose Bibs / Hookups/Washer Stand Pipe:
DEFERRED MAINTENANCE: Clothes washer discharge hose is unsecured, recommend securing as needed.



Fuel System:
Electric 240v outlet provided 4 Prong receptacle 3 Prong receptacle

Clothes Washer Condition:
SERVICEABLE - Brand Kenmore The Clothes washer appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Clothes Dryer Condition:
SERVICEABLE - Brand Kenmore The clothes dryer appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Dryer Vent Condition:
SERVICEABLE - The dryer vent appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.



Report: 3213 - 3950 se arroyo dr seattle Address: 3950 SE Arroyo DR

Laundry Sink

Sink Condition:

SERVICEABLE - The sink appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Sink Fixture Condition:

SERVICEABLE - The sink fixture appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Sink Drain Condition:

SERVICEABLE - The sink drain appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Sink Cabinet Condition:

SERVICEABLE - The sink cabinet appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Sink, Fixture, Drain, Cabinet Comments:



Laundry Electrical:

Electrical Outlet Condition:

MINOR REPAIR: The electrical outlet(s) are not GFCI protected at: Laundry Room Sink. Recommend a licensed and bonded electrician make repairs to meet today's electrical safety standards.



Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR





Report: 3213 - 3950 se arroyo dr seattle **Address:** 3950 SE Arroyo DR

GARAGE / CARPORT

State inspection standards require that we inspect and report the condition of the visible and readily accessible areas of the attached garages and carports, includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the home. This includes the condition and function of the overhead garage doors and associated hardware. Test the function of the garage door openers, their autoverse systems and secondary entrapment devices (photoelectric sensors) when present. Inspect the condition and installation of any pedestrian doors. Inspect the fire separation between the house and the garage when applicable. Report as a fire hazard on the presence of any ignition source (e.g. gas and electric water heaters, electrical outlets, etc.).

The framing is reported under the Structural section of the report. The siding is reported under the Exterior Siding section of the report. The roof is reported under the Roof section of the report. The windows are reported under the Exterior Windows section of the report.

The inspector is not required to determine whether or not a solid core pedestrian door that is not labeled is fire rated or verify the functionality of the garage door opener remote controls. The inspector will not move vehicles or any personal property of the occupants. Installed systems excluded from inspection and the report include: whole house vacuum systems, alarm systems, electrical generator systems. We do not comment on or research for possible unlicensed or unpermitted work.

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

General Garage Comments:

Garage Comments:



Garage:

Garage Description: 2 car carport	Garage Wall & Ceiling Material: Same as exterior siding	Garage Floor Description: Concrete Slab
---	---	---

Garage Wall & Ceiling Condition:

SERVICEABLE - The garage floor appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.

Garage Floor Condition:

SERVICEABLE - The garage floor appears in serviceable condition and appears to function as intended given the age and type of home unless otherwise specified in this report.