

# Home Inspection Report



123 Main Street, Seattle, WA 98135

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**Inspection Date:**

Thursday March 15, 2012

**Prepared For:**

**Prepared By:**

Cloverroom Home Inspections LLC  
11715 Sand Point way  
Seattle, Washington 98125  
206-883-0468  
bmoorebrian@gmail.com

**Report Number:**

xxxxxx

**Inspector:**

Brian Moore

# Receipt/Invoice

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**Cloverroom Home Inspections LLC**  
**11715 Sand Point way**  
**Seattle, Washington 98125**

Date: Mar 15, 2012

Inspection Number: xxxxxx

Inspected By: Brian Moore

Client:

**Inspection**

**Fee**

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**Total**

**\$0.00**

Check  Cash  Credit Card

# Report Overview

## THE HOUSE IN PERSPECTIVE

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## CONVENTIONS USED IN THIS REPORT

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**SATISFACTORY** - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

**MARGINAL** - Indicates the component will probably require repair or replacement anytime within five years.

**POOR** - Indicates the component will need repair or replacement now or in the very near future.

**MAJOR CONCERNS** - A system or component that is considered significantly deficient or is unsafe.

**SAFETY HAZARD** - Denotes a condition that is unsafe and in need of prompt attention.

## THE SCOPE OF THE INSPECTION

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All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

## BUILDING DATA

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Approximate Age: Older

Style: Single Family

Main Entrance Faces: East

State of Occupancy: Occupied

Weather Conditions: Sunny

Recent Rain: No

Ground Cover: Dry

# Grounds

## Service Walks

**Material**  Concrete  
**Condition**  Satisfactory  Typical cracks  Settling cracks

## Driveway/Parking

**Material**  Concrete  
**Condition**  Satisfactory  Settling Cracks  Typical cracks

## Porch

**Condition**  Satisfactory  
**Support Pier**  Concrete  
**Floor**  Satisfactory

## Stoops/Steps

**Material**  Concrete  
**Condition**  Satisfactory  Settled  
**Comments** Recommend railing for rear steps leading to basement - SAFETY CONCERN.

## Patio

**Material**  
**Condition**

## Deck/Balcony

**Material**  Wood  
**Condition**  Satisfactory  
**Finish**  Treated

## Deck/Patio/Porch Covers

None  
**Condition**  
**Recommend**

## Fence/Wall

**Type**  Wood  
**Condition**  Satisfactory  
**Gate**  Satisfactory  Planks missing/damaged Operable:  Yes  No

## Landscaping affecting foundation

**Negative Grade**  East  Trim back trees/shrubberies  Wood in contact with/improper clearance to soil  
**Comments** Low areas next to the foundation need some correction. Soil to close to siding. Trimming and/or removal of vegetation would be helpful. Watering flowering beds next to house may cause wet basement walls.

## Retaining wall

None  
**Material**  
**Condition**

# Grounds

## Hose bibs

**Condition**  Satisfactory  No anti-siphon valve  Recommend Anti-siphon valve

**Operable**  Yes

**Comments** Hose nib(s) not equipped with anti-siphon devices, possible cross connection. Recommend licensed plumber install as needed.

# Roof

## Roof Visibility

All

## Inspected From

Roof

## Style of Roof

**Type**  Gable  Hip

**Pitch**  Medium

**Roof #1** Type: Asphalt Layers: 1+ Layers Age: 10-15+ Location: Main roof

**Roof #2**

**Roof #3**

## Ventilation System

**Type**  Ridge  Roof

**Comments** Off-ridge

## Flashing

**Material**  Galv/Alum

**Condition**  Satisfactory

## Valleys

**Material**  Asphalt

**Condition**  Satisfactory

## Condition of Roof Coverings

**Roof #1**  Satisfactory

**Roof #2**

**Roof #3**

**Condition**

## Skylights

N/A

**Condition**

## Plumbing Vents

**Condition**  Satisfactory

# Exterior

## Chimney(s)

Location(s): North

Viewed From  Roof

Rain Cap/Spark Arrestor  No  Recommended

Chase  Brick  Metal

Evidence of

Flue  Metal  Unlined

Evidence of  Not evaluated

Condition  Marginal

Comments Recommend capping the flue with a screened weather cap. Chimney chase is unlined - recommend chimney sweep or mason review.

## Gutters/Scuppers/Eavestrough

Condition  Satisfactory  Marginal  Needs to be cleaned

Material  Vinyl/Plastic

Leaking  Joints

Attachment

Extension needed

Comments Gutters were incorrectly pitched, with standing water, and in need of correction. Insides of gutters are full of debris and need to be cleaned out. Gutters are leaking at the seams - recommend repair and/or replacement as needed. Maintain downspout discharge away from the house.

## Siding

Material  Wood  Typical cracks  Peeling paint  Monitor

Condition  Satisfactory

Comments Siding to close to soil

## Trim

Material  Wood  Aluminum/Steel

Condition  Satisfactory

## Soffit

Material  Aluminum/Steel

Condition  Satisfactory

## Fascia

Material  Wood

Condition  Satisfactory

## Flashing

None

Material

Condition

## Caulking

Condition  Marginal  Recommend around windows/doors/masonry ledges/corners/utility penetrations

Comments Caulking needed at doors/windows.

# Exterior

## Windows/Screens

**Condition**  Satisfactory  Recommend repair/replace damaged screens  
**Material**  Wood  Metal  
**Screens**  Not installed  
**Comments** Some screens not installed.

## Storms Windows

None  
**Condition**  
**Material**  
**Putty**

## Slab-On-Grade/Foundation

**Foundation Wall**  Poured concrete  
**Condition**  Satisfactory  
**Concrete Slab**

## Service Entry

Overhead Condition:  Satisfactory  Marginal  Poor  
**Exterior receptacles**  No  
**GFCI present**

## Building(s) Exterior Wall Construction

**Type**  Not visible  
**Condition**

## Exterior Doors

**Main Entrance** Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace  
 Door condition:  Satisfactory  Marginal  Poor  
**Patio** Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace  
 Door condition:  Satisfactory  Marginal  Poor  
**Rear door** Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace  
 Door condition:  Satisfactory  Marginal  Poor  
**Other door** Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace

## Exterior A/C - Heatpump #1

**Unit #1**  
**Condition**  
**Energy source**  
**Unit type**  
**Outside Disconnect**  
**Level**  
**Condenser Fins**  
**Improper Clearance (air flow)**

## Exterior A/C - Heatpump #2

**Unit #2**  
**Energy source**  
**Unit type**  
**Outside Disconnect**  
**Level**  
**Condenser Fins**  
**Insulation**  
**Condition**  
**Improper Clearance (air flow)**



## Exterior Photos



some brick spalling



recommend adding chimney cap

# Garage/Carport

## Type

Detached  2-Car

## Automatic Opener

Yes  Operable

## Safety Reverse

Not Operable  Safety hazard  Pressure reverse tested

**Comments** Door opener not equipped with electric eyes. Recommend new opener with modern safety features. Safety reverse not operating properly. Safety concern. Recommend adjustment

## Roofing

**Material**  Same as house Type: Asphalt Approx. age: 15+ years Approx. layers: 1+

**Comments** Roof had some damage and was in need minor repairs.

## Gutters/Eavestrough

**Condition**  Satisfactory

**Comments** Recommend installing gutters and/or downspouts.

## Siding

**Material**  Same as house  Wood

**Condition**  Marginal  Recommend painting

**Comments** Siding was in need of normal maintenance repairs.

## Trim

**Material**  Wood

**Condition**  Satisfactory

## Floor

**Material**

**Condition**

**Burners less than 18" above floor**

## Sill Plates

Not visible

**Comments** Sill plates not visible.

## Overhead Door(s)

**Material**  Wood

**Condition**  Satisfactory

**Recommend Priming/Painting Inside & Edges**

## Exterior Service Door

**Condition**  Marginal

## Electrical Receptacles Present

Yes

**Reverse polarity**  No

**Open ground**  No

**GFCI Present**  No  Handyman/extension cord wiring  Recommend GFCI Receptacles

**Comments** Extension cord wiring to door opener is a safety hazard.

# Garage/Carport

## Fire Separation Walls & Ceiling

N/A

**Condition**

**Moisture Stains Present**

**Typical Cracks**

**Fire door**

**Auto closure**

## Garage/Carport Photos



wood rot present at rear of garage

# Kitchen

## Countertops

Satisfactory

## Cabinets

Satisfactory

## Plumbing

**Faucet Leaks**  No

**Pipes leak/corroded**  No

**Sink/Faucet**  Chipped  Recommend repair

**Functional drainage**  Satisfactory

**Functional flow**  Satisfactory

## Walls & Ceiling

**Condition**  Satisfactory

## Heating/Cooling Source

Yes

## Floor

**Condition**  Satisfactory

## Appliances

**Disposal** Operable:  Yes  No

**Oven** Operable:  Yes  No

**Range** Operable:  Yes  No

**Dishwasher**  N/A

**Trash Compactor**  N/A

**Exhaust fan** Operable:  Yes  No

**Refrigerator** Operable:  Yes  No

**Microwave**  N/A

## Other

**Dishwasher airgap**

**Dishwasher draining line looped**

**Receptacles present**  Yes Operable:  Yes  No

**GFCI**  Yes Operable:  Yes  No

**Open ground/Reverse polarity:**

# Laundry Room

## Laundry

### Laundry sink

Faucet leaks  No

Pipes leak  No

Cross connections  No

Heat source present  No

### Room vented

Dryer vented  Wall

Electrical Open ground/reverse polarity:  Yes  No

GFCI present  No

Appliances  Washer  Dryer  Water heater  Furnace/Boiler

Washer hook-up lines/valves  Satisfactory

### Gas shut-off valve

Comments Water lines reversed on utility sink, possible scalding hazard

# Bathroom

## Bath

**Location** First floor bath  
**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No  
**Tubs** Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not visible  
**Showers**  
**Toilet** Bowl loose:  Yes  No Operable:  Yes  No  
**Whirlpool**  
**Shower/Tub area**  Ceramic/Plastic Condition:  Satisfactory  Marginal  Poor  Rotted floors  
 Caulk/Grouting needed:  Yes  No  
**Drainage**  Satisfactory  
**Water flow**  Satisfactory  
**Moisture stains present**  No  
**Doors**  Satisfactory  
**Window**  Marginal  
**Receptacles present**  Yes Operable:  Yes  No  
**GFCI**  Yes Operable:  Yes  No  
**Open ground/Reverse polarity**  Yes  
**Heat source present**  Yes  
**Exhaust fan**  Yes Operable:  Yes  No  
**Comments** Window not operating. Bathroom window inoperable.

## Bathroom (2)

### Bath

**Location** Basement half bath

**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No

**Tubs**  N/A

**Showers**  N/A

**Toilet** Bowl loose:  Yes  No Operable:  Yes  No

**Whirlpool**

**Shower/Tub area**

**Drainage**  Satisfactory

**Water flow**  Satisfactory

**Moisture stains present**  No

**Doors**  Satisfactory

**Window**  None

**Receptacles present**  No

**GFCI**  No

**Open ground/Reverse polarity**

**Heat source present**  No

**Exhaust fan**  No



# Room

## Room

Location: First floor SW Type: BEDROOM

**Walls & Ceiling**  Satisfactory

**Moisture stains**  No

**Floor**  Satisfactory

**Ceiling fan**  None

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable Operable:  Yes  No  
Open ground/Reverse polarity:  Yes  No

**Heating source present**  Yes

**Bedroom Egress restricted**  No

**Doors**  Satisfactory

**Windows**  Satisfactory

**Comments** Typical cracks.

# Room (2)

## Room

Location: First floor SE Type: BEDROOM

**Walls & Ceiling**  Satisfactory

**Moisture stains**  Yes Where: Closet ceiling

**Floor**  Satisfactory

**Ceiling fan**  None

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable Operable:  Yes  No  
Open ground/Reverse polarity:  Yes  No  Safety hazard

**Heating source present**  Yes

**Bedroom Egress restricted**  No

**Doors**  Satisfactory

**Windows**

**Comments** windows are inoperable Some windows found to be inoperable.

# Room (3)

## Room

Location: First floor NE Type: LIVING ROOM

**Walls & Ceiling**  Satisfactory

**Moisture stains**  No

**Floor**  Satisfactory

**Ceiling fan**  None

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable Operable:  Yes  No  
Open ground/Reverse polarity:  Yes  No

**Heating source present**  Yes

**Bedroom Egress restricted**  N/A

**Doors**  Satisfactory

**Windows**  Satisfactory

# Room (4)

## Room

Location: Basement SW Type: FAMILY ROOM

**Walls & Ceiling**  Satisfactory

**Moisture stains**  No

**Floor**  Satisfactory

**Ceiling fan**  None

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable Operable:  Yes  No  
Open ground/Reverse polarity:  Yes  No

**Heating source present**  No Holes:  Doors  Walls  Ceilings

**Bedroom Egress restricted**  N/A

**Doors**  Satisfactory

**Windows**  Satisfactory

**Comments** Window not operating Holes in need of repair.

# Room (5)

## Room

Location: Basement SE Type: Office

**Walls & Ceiling**  Satisfactory

**Moisture stains**  No

**Floor**  Satisfactory

**Ceiling fan**  None

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable Operable:  Yes  No  
Open ground/Reverse polarity:  Yes  No

**Heating source present**  Yes

**Bedroom Egress restricted**  N/A

**Doors**  Satisfactory

**Windows**  Satisfactory

# Room (6)

## Room

Location: Basement NE Type: BASEMENT

**Walls & Ceiling**  Satisfactory

**Moisture stains**  No

**Floor**  Satisfactory

**Ceiling fan**  None

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable Operable:  Yes  No  
Open ground/Reverse polarity:  Yes  No

**Heating source present**  Yes

**Bedroom Egress restricted**  N/A

**Doors**  Satisfactory

**Windows**  Satisfactory

**Comments** windows are inoperable

# Interior

## Fireplace

Type  Wood

Material  Masonry

### Miscellaneous

Damper modified for gas operation  N/A

Hearth extension adequate  Yes

Mantel  Secure

Physical condition  Satisfactory

## Stairs/Steps/Balconies

Satisfactory

Handrail  Safety hazard  Hand Rail/Railing/Balusters recommended

Risers/Treads  Satisfactory

## Smoke/Carbon Monoxide detectors

Present  Smoke detector: Operable:  Yes  No  Not tested  Recommend additional

CO detector: Operable:  Yes  No  Not tested  Recommend additional

## Attic/Structure/Framing/Insulation

Access  Scuttlehole/Hatch

Inspected from  Access panel  In the attic

### Location

#### Access limited by

Flooring  None

Insulation  Loose  Cellulose

Installed in  Between ceiling joists

Vapor barriers  Not visible

Ventilation  Ventilation appears adequate

Fans exhausted to Attic:  Yes  No  Recommended repair Outside:  Yes  No

HVAC Duct  N/A

Chimney chase  N/A

Structural problems observed  No

Roof structure  Rafters  Wood

Ceiling joists  Wood

Sheathing  Plywood

Evidence of condensation  No

Evidence of moisture  No

Evidence of leaking  No

Firewall between units  N/A

Electrical  Visible knob-and-tube

Comments Knob and tube wiring covered, SAFETY HAZARD.

# Basement

## Stairs

**Condition**  Satisfactory  
**Handrail**  Yes  Handrail/Railing/Balusters recommended  
**Headway over stairs**  Satisfactory  
**Comments** Handrail spindles missing, potential safety issue. Install handrail as needed.

## Foundation

**Condition**  Satisfactory  
**Material**  Poured concrete  
**Horizontal cracks**  
**Step cracks**  
**Vertical cracks**  
**Covered walls**  South  East  West  
**Movement apparent**  
**Indication of moisture**  No

## Walls

Comments: Walls covered with paneling/drywall, foundation walls not visible, not evaluated.

## Floor

**Material**  Concrete  
**Condition**  Satisfactory  Not visible  
**Comments** Unfinished portions of the floor appeared to be in overall adequate condition. joe blow 9X9 floor tile known in the past having asbestos in mastic. Safe condition if tile is undisturbed.

## Seismic bolts

None visible

## Drainage

**Sump pump**  
**Floor drains**  Yes  Drains not tested

## Girders/Beams

Not Visible  
**Condition**  Satisfactory  
**Material**  Wood

## Columns

**Condition**  Satisfactory  
**Material**  Wood

## Joists

Not Visible  
**Condition**  Satisfactory  
**Material**  Wood  2x10

## Subfloor



# Plumbing

## Water service

Main shut-off location: In the basement east wall

Water entry piping  Copper/Galv.

Lead other than solder joints

Visible water distribution piping  Galvanized

Condition  Satisfactory

Functional flow  Satisfactory

Pipes Supply/Drain Cross connection:  Yes  No  Safety Hazard

Drain/Waste/Vent pipe  PVC  Brass

Condition  Satisfactory

Support/Insulation

Traps proper P-Type  Yes

Functional drainage  Satisfactory

Interior fuel storage system  N/A

Fuel line  N/A

Condition

## Main fuel shut-off location

On the front exterior wall

## Well pump

Pressure gauge operable

## Sanitary/Grinder pump

Vented

## Water heater #1

Brand Name: A.O. Smith Serial #: 0836joo8955 Capacity: 50gal Approx. age: 5 years+

Type  Electric

Combustion air venting present  N/A

Seismic restraints needed  No

Relief valve  Yes Extension proper:  Yes  No  Missing  Recommend repair  Improper material

Vent pipe  N/A

Condition  Satisfactory

Comments Temperature-Pressure relief valve extension needs to be 4"-6" off of the floor - this is a Safety Concern.

## Water heater #2

Type

Combustion air venting present

Seismic restraints needed

Relief valve

Vent pipe

Condition

## Water softener

Loop installed

Plumbing hooked up

Plumbing leaking

# Heating System

## Heating system

**Unit #1**      Approx. age: 5-10+    Model #: AU06OC924K2    Serial #: 3085WEH2G

**Unit #2**

**Energy source**     Gas

**Warm air system**  Direct drive

**Heat exchanger**  Not visible

**Carbon monoxide**

**CO test**          Tester: TIFF 8800

**Combustion air venting present**  Yes

**Controls**          Disconnect:  Yes     No

**Distribution**     Metal duct     Cold air returns

**Flue piping**       Satisfactory

**Filter**             Standard

**When turned on by thermostat**  Fired    Proper operation:  Yes     No     Not tested

**Heat pump**

**Sub-slab ducts**

**#1 - System condition**  Satisfactory

**#2 - System condition**

**System not operated due to**

## Boiler system

**Energy source**

**Distribution**

**Circulator**

**Controls**

**Oil fired units**

**Combustion air venting present**

**Relief valve**

**Operated**

**Operation**

## Other systems

**Proper operation**

**System condition**

## Heating System Photos



safety switch appears taped over. Recommend removing tape.

# Electric/Cooling System

## Main panel

Location: Basement north wall

**Condition**  Satisfactory

**Adequate Clearance to Panel**  Yes

**Amperage/Voltage**  100a

**Breakers/Fuses**  Breakers

**Appears grounded**  Yes

**GFCI breaker**  No

**AFCI breaker**

**Main wire**  Copper

**Branch wire**  Copper

**Branch wire condition**  Satisfactory  BX cable  Knob\Tube

**Comments** Water line appears bonded, but should be bonded to street side of main shut off valve. Gas line does not appear bonded, recommend electrician evaluate. Water in close proximity to the main panel

## Sub panel(s)

None apparent

**Branch wire**

**Condition**

## Electrical Fixtures

**Condition**  Satisfactory  Open grounds

## Heat Pump - A/C Unit #1

**Evaporator coil**

**Refrigerant lines**

**Condensate line/drain**

**Secondary condensate line/drain**

**Operation**

**Condition**

## Heat Pump - A/C Unit #2

**Evaporator coil**

**Refrigerant lines**

**Condensate line/drain**

**Secondary condensate line/drain**

**Operation**

**Condition**