



Home Inspection Report



Address Not Available, Lynnwood, Washington 98087

Inspection Date:

Wednesday, December 30, 2020

Prepared For:

Greg R

Prepared By:

Jason Cory

(360) 421-3959

TrinityInspectionServicesNW@gmail.com

Report Number:

1230202001

Inspector:

Jason Cory

License/Certification #:

21001447

Inspector Signature:

Report Overview

Scope of Inspection

Full inspection.

Main Entrance Faces

House north

State of Occupancy

Dwelling was not occupied at time of inspection.

Weather Conditions

Heavy rains and moderate winds.

Recent Rain

Currently raining.

Ground Cover

Typical ground coverings for neighborhood.

Approximate Age

13 years (built in 2007)

Report Summary

Items Not Operating

Exterior GCFI outlet not functional and could not be tested. Recommend further evaluation/repair by qualified electrical contractor.

Concerns- Major

There is rust located on the bottom of the water hot tank, This unit is approaching its expected life expectancy and further evaluation should be completed by licensed plumbing contractor.

Concerns- Other

Back door threshold is loose and not properly installed. Recommend further evaluation/repair by licensed contractor.

Weather stripping loose on back door (to deck). Recommend further evaluation/repair by licensed contractor.

There are a few roofing tiles that are slightly curling. Due to the weather conditions and the moss build-up on the roofing material, I could not access the roof for a full evaluation. Recommend further evaluation by licensed roofing contractor.

Visible water leak coming front handle on sink. There was a small circle on counter under handle indicating ongoing leak. Recommend further evaluation or repair by licensed plumbing contractor.

There is evidence of condensation inside furnace around vent and heat exchanger. Recommend further evaluation by licensed HVAC contractor.

Potential Safety Hazards- Electrical

Missing two dead-front panel screws. Further evaluation/repair by licensed electrical contractor.

Potential Safety Hazards- Other

Master bedroom window is 47 inches above floor and for safe egress should be 44 inches. This could potentially be a safety issue and recommend further evaluation by licensed contractor.

Deferred Cost Items

The water heater is approaching its expected useful life expectancy of 15 years and may need to be replaced in the future. I recommend further evaluation by a licensed plumbing contractor.

Improvement Items

There are several locations around windows and doors that need caulking.
Add caulking around flashing on fireplace exhaust vent.

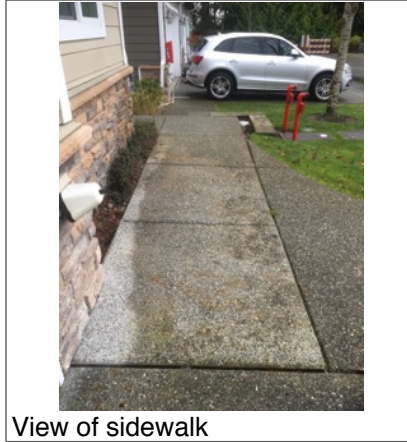
Grounds

Service Walks

- Material** Concrete
- Condition** Satisfactory
- Photos**



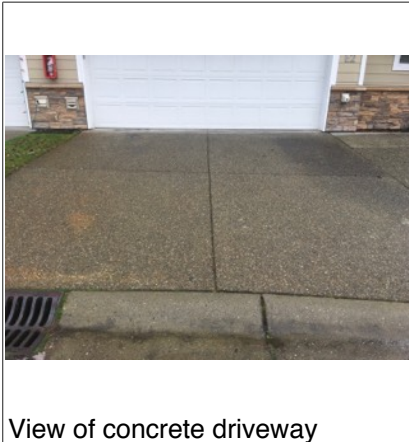
View of sidewalk



View of sidewalk

Driveway/Parking

- Material** Concrete
- Condition** Satisfactory
- Photos**

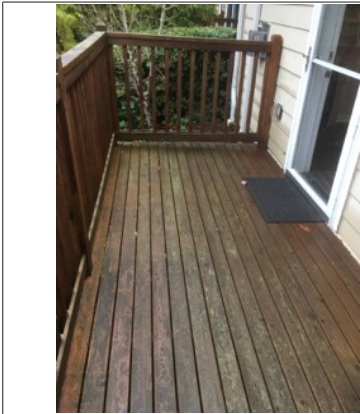


View of concrete driveway

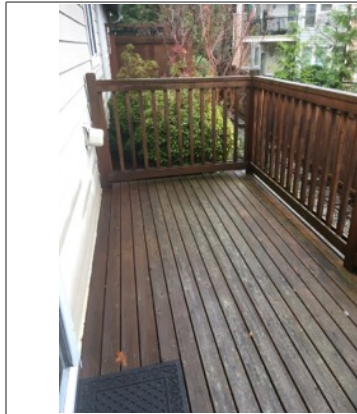
Deck/Balcony

- Material** Wood
- Condition** Marginal
- Finish** Treated

Photos



View of attached deck



View of attached deck and handrail.



Deck post and joist bracket in contact with soil. Recommended remove soil from around post.

Fence/Wall

Not evaluated

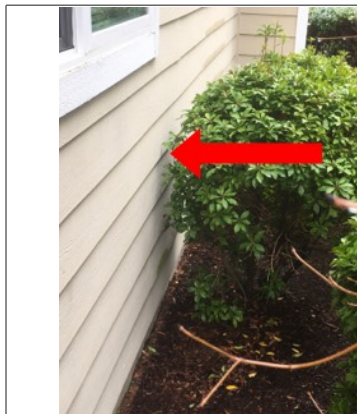
Landscaping affecting foundation

Negative Grade Trim back trees/shrubberies

Photos



Ground cover in contact with siding recommend trimming vegetation.



Ground cover in contact with siding recommend trimming vegetation.

Retaining wall

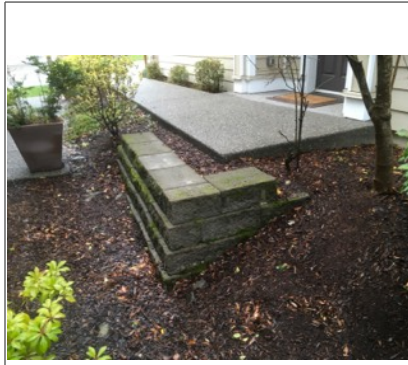
Material Concrete block

Condition Satisfactory

Photos



View of retaining wall on front of property.



View of retaining wall near main entry door

External Hose Bibs

Condition Satisfactory

Operable Yes

Condition Satisfactory

Operable Yes

Water Pressure Water Pressure: 75

Comments

Photos



Image of front hose bib

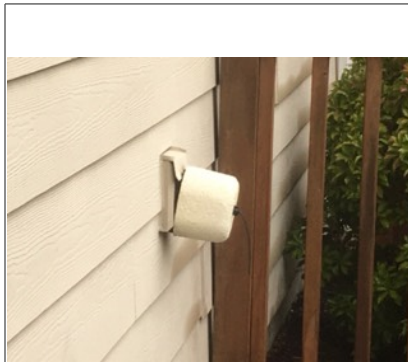


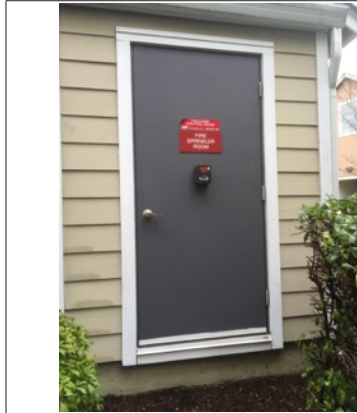
Image of back hose bib

Views Of Home

Pictures Photos



View of side of residence.



View of door to fire suppression system. This area was not evaluated and out of the scope of the home inspection.



View of the back of residence.



View of front of residence.

Exterior

Chimney(s)

None

Gutters/Scuppers/Eavestrough

Condition Marginal Needs to be cleaned

Material Galvanized/Aluminum

Leaking No apparent leaks

Attachment Satisfactory

Extension needed N/A

Photos



Small dent on front gutter system. This does not effect the functionality of the drainage system.

Siding

Material Block/Brick Fiber-cement

Condition Satisfactory

Protective Coatings/Paint Condition Satisfactory

Comments Siding is cement fiber board and attached stone veneer.

Photos



There are several loose boards on the back of the residence.

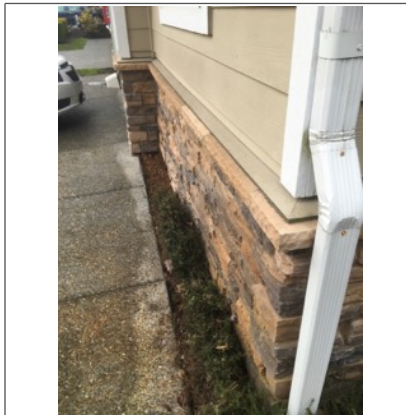


Image of attached stone veneer at front of home.

Trim

Material Wood

Condition Satisfactory

Photos



View of wood trim.

Soffit

Material

Wood

Condition

Marginal

Photos



View of soffit and vents.

Fascia

Material

Wood

Condition

Marginal

Photos



Fascia board on side of building is twisting/separating from supports. Recommend further evaluation/repair by licensed roofing contractor.

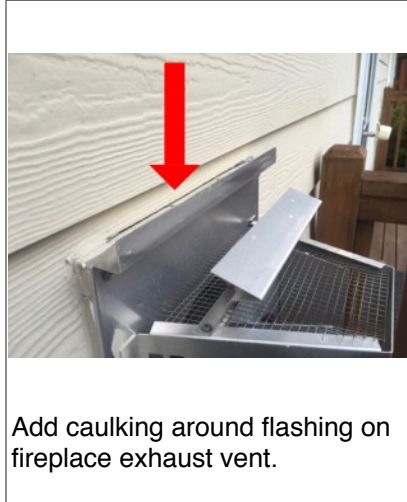
Exterior

Flashing

- Material** Aluminum/Steel
Condition Satisfactory

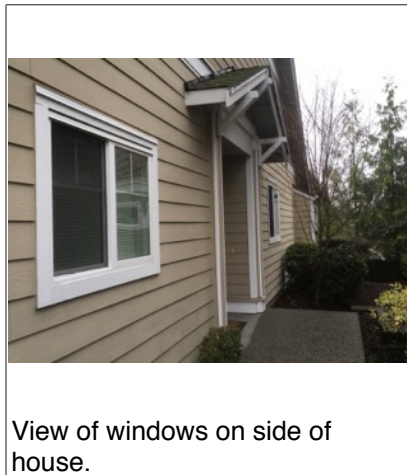
Caulking

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



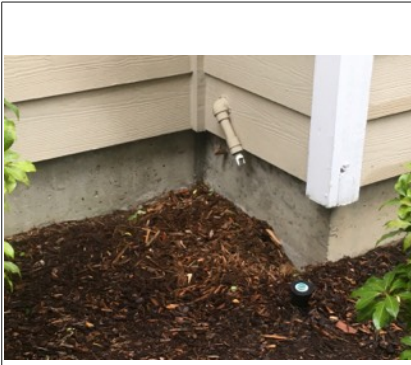
Windows/Screens

- Condition** Satisfactory
Material Vinyl
Screens Satisfactory
Photos



Slab-On-Grade/Foundation

- Foundation Wall** Poured concrete
Condition Satisfactory
Concrete Slab Not Visible

Photos

View a foundation concrete.

Service Entry**Location** Underground**Condition** Satisfactory**Exterior receptacles** Yes Operable: No Condition: Marginal**GFCI present** Yes Operable: No**Photos**

Exterior GCFI outlet not functional and could not be tested. Recommend further evaluation/repair by qualified electrical contractor.

Building(s) Exterior Wall Construction**Type** Not Visible**Condition** Not Visible**Exterior Doors****Main Entrance** Weatherstripping: Satisfactory Door condition: Satisfactory**Patio** N/A**Rear door** Weatherstripping: Poor Replace Door condition: Satisfactory**Other door** N/A

Photos



Back door threshold is loose and not properly installed. Recommend further evaluation/repair by licensed contractor.



Weather stripping loose on back door (to deck). Recommend further evaluation/repair by licensed contractor.



Do you have main entry door.

Roof

General

Visibility Partial Limited By: Pitch of roof
Inspected From Ladder at eaves

Style of Roof

Type Hip
Pitch Medium
Roofing Material Asphalt Shingles Number Of Layers: one
Comments

Ventilation System

Type Soffit Roof

Photos

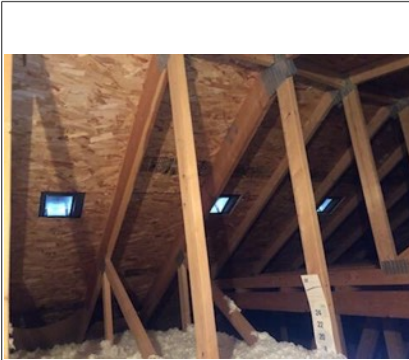


Image of roof vents from inside attic



Image of roof vent



Image of soffit vents

Flashing

Material Galv/Alum
Condition Satisfactory
Comments Drip edge flashing properly installed
Photos



Roof flashing fasteners should be sealed/chalked. Recommend further evaluation/repair by licensed roofing contractor.

Valleys

Material Not Visible
Condition Not Visible

Roof

Condition of Roof Coverings

Roof #1 Roofing Material: Asphalt Shingles Condition: Marginal Curling

Comments There are a few roofing tiles that are slightly curling. Due to the weather conditions and the moss build-up on the roofing material, I could not access the roof for a full evaluation. Recommend further evaluation by licensed roofing contractor.

Photos



Image of moss build-up on asphalt shingles. Recommend cleaning by licensed roofing contractor.



Image of moss build-up on asphalt shingles. Recommend cleaning by licensed roofing contractor.

Skylights

N/A

Plumbing Vents

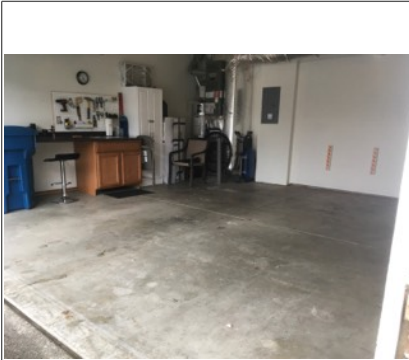
Not Visible

Garage/Carport

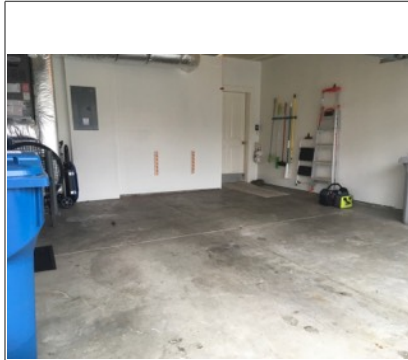
Type

2-Car

Photos



View of garage

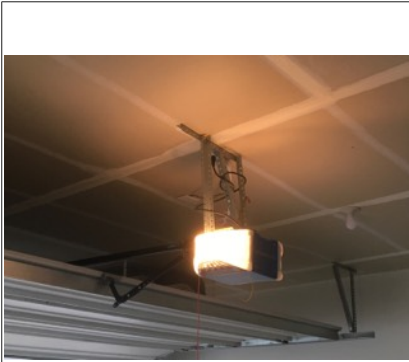


View of garage

Automatic Opener

Operable

Photos

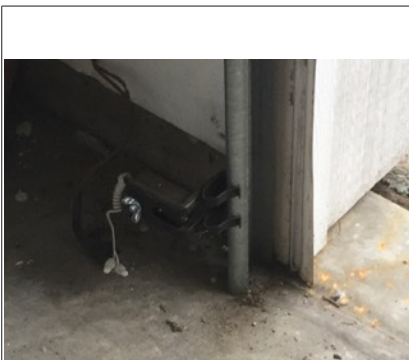


View of garage door opener.

Safety Reverse

Operable Photo eyes and pressure reverse tested

Photos



View of electronic safety eye for garage door opener.

Garage/Carport

Roofing

Material Same as house

Gutters/Eavestrough

Condition Satisfactory

Siding

N/A

Trim

N/A

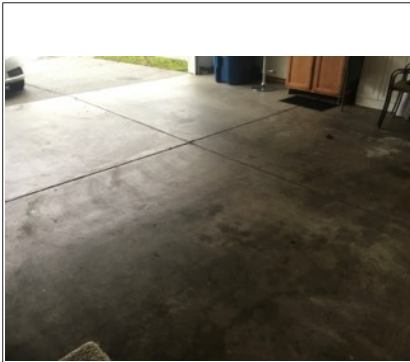
Floor

Material Concrete

Condition Satisfactory

Source of Ignition within 18" of the floor No

Photos



View of garage concrete floor.

Sill Plates

Not Visible

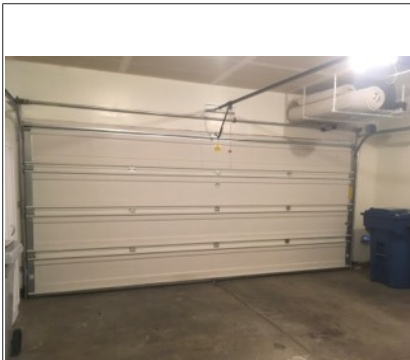
Overhead Door(s)

Material Fiberglass

Condition Satisfactory

Recommend Priming/Painting Inside & Edges No

Photos



View of interior garage door



View of exterior garage door

Exterior Service Door

None

Garage/Carport

Electrical Receptacles

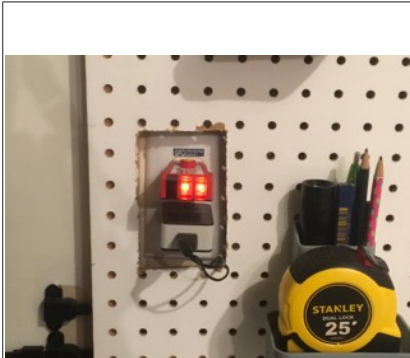
Yes Operable: Yes

Reverse polarity No

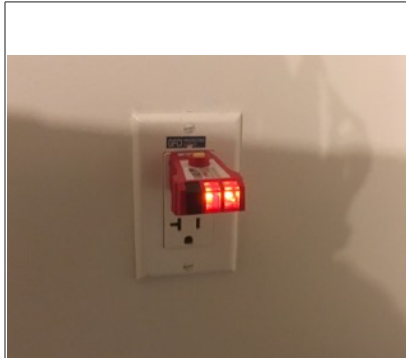
Open ground No

GFCI Present Yes Operable: Yes

Photos



View of garage GFCI outlet.



View of garage GFCI outlet.

Fire Separation Walls & Ceiling

Present

Condition Satisfactory

Moisture Stains Present No

Typical Cracks No

Fire door Not verifiable

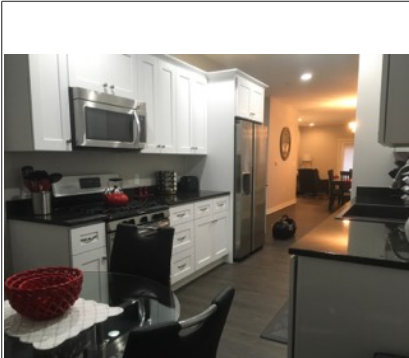
Self closure Satisfactory

Kitchen

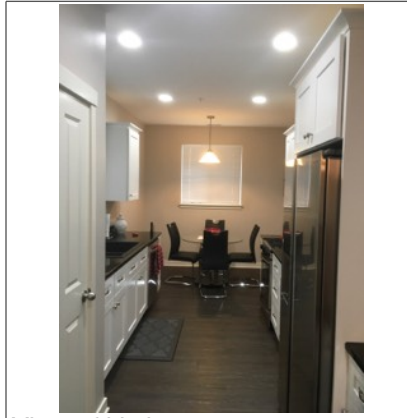
Countertops

Condition Satisfactory

Photos



View of kitchen

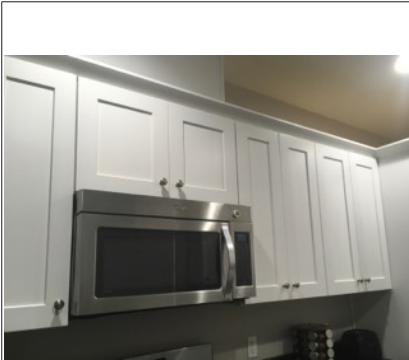


View of kitchen

Cabinets

Condition Marginal

Photos



View of cabinets



Cabinet is binding on right side against cabinet wall. Recommend adjusting cabinet door or repair by licensed contractor.

Plumbing

Faucet Leaks Yes

Pipes leak/corroded No

Sink/Faucet Satisfactory

Functional drainage Satisfactory

Functional flow Satisfactory

Photos



Visible water leak coming front handle on sink. There was a small circle on counter under handle indicating ongoing leak. Recommend further evaluation or repair by licensed plumbing contractor.



Hot water tested at 103°



View of plumbing under kitchen sink

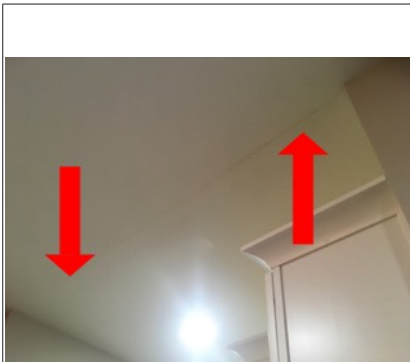


View of stains on back of cabinet/wall under kitchen sink. There was no visible leak. Stains could be from damaged grout/sealing of backsplash and counter.

Walls & Ceiling

Condition Typical cracks

Photos



Crack on ceiling near entry to kitchen. This crack does not appear to be structural.

Heating/Cooling Source

Yes

Comments Heating source located in

Floor

Condition Satisfactory

Appliances

Disposal Operable: Yes

Oven Operable: Yes Anti-tip Device Installed?: Not Equipped (Safety Hazard)

Range Operable: Yes

Dishwasher Operable: Yes

Trash Compactor N/A

Exhaust fan Operable: Yes

Refrigerator Operable: Yes

Microwave Operable: Yes

Other : Operable: No

Dishwasher airgap No

Dishwasher drain line looped Yes

Receptacles present Yes Operable: Yes

GFCI Yes Operable: Yes Recommend GFCI Receptacles: No

Open ground/Reverse polarity: No

Photos



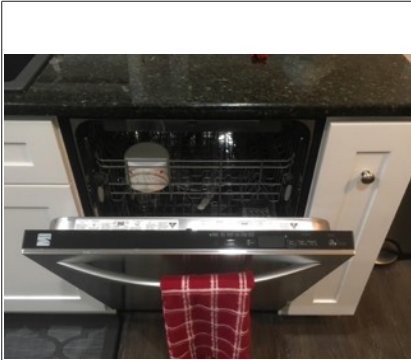
View of range with all burners functional.



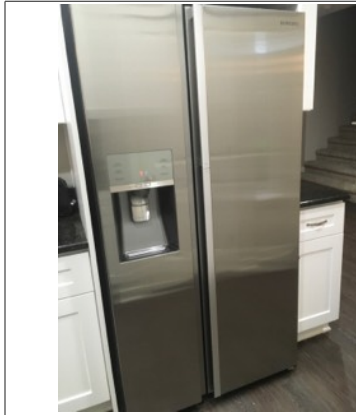
View of oven at 350°



View of microwave and vent being tested.



View of dishwasher



Water and ice could not be tested. There is a red light on the front of the refrigerator indicating the filter needs to be changed. Recommend further evaluation/repair by licensed repair company.



View of refrigerator interior.



View of GCFI receptacle in the kitchen

Dining Room

Dining Room

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan N/A

Electrical Switches: Yes Receptacles: Yes Open ground/Reverse polarity: Yes

Heating source present Yes

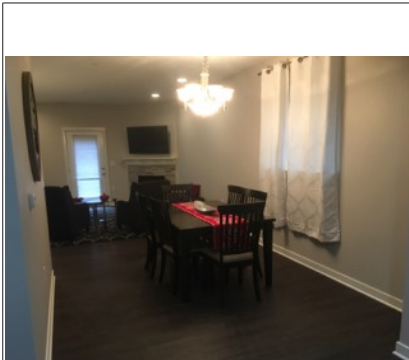
Doors N/A

Windows Satisfactory

Holes N/A

Location Within Structure Location: Next to kitchen

Photos



View of dining room



View of tested receptacle in dining room.

Living Room

Living Room

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan N/A

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

Heating source present Yes

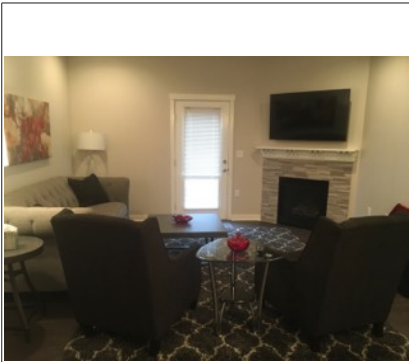
Doors N/A

Windows N/A

Holes N/A

Location Within Structure Location: Next to master bedroom

Photos



View of living room

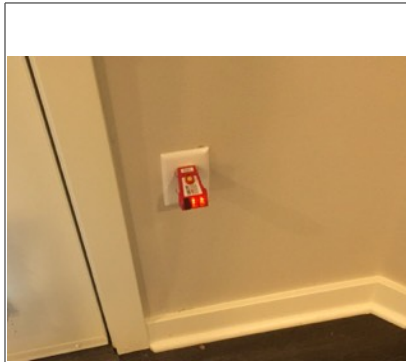
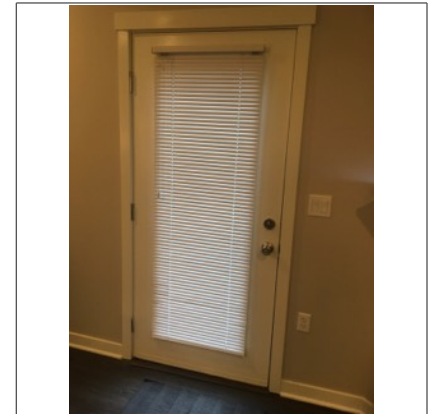


Image of tested receptacle in living room



View of the door to deck.

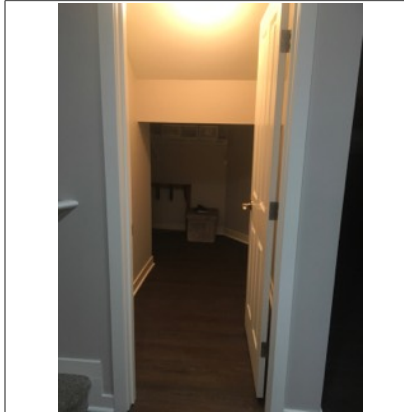
Interior

Fireplace

Location(s) Located in living room
Type Gas
Material Metal (pre-fabricated)
Miscellaneous Operable: No
Damper modified for gas operation N/A
Hearth extension adequate Yes
Mantel Secure
Physical condition Satisfactory
Photos



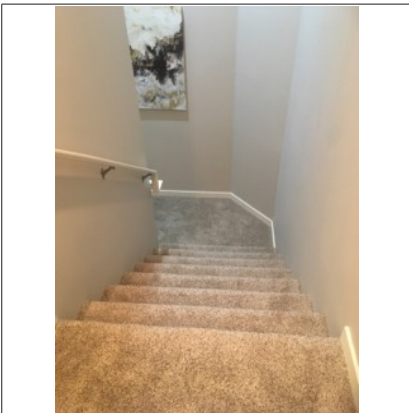
View of fireplace in the living room



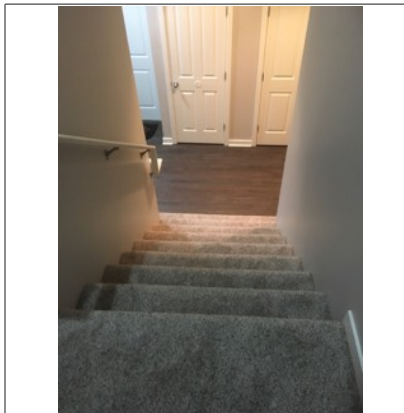
View of storage room under stair case

Stairs/Steps/Balconies

Condition Satisfactory
Handrail Satisfactory
Risers/Treads Satisfactory
Photos



View of stairs from second floor.

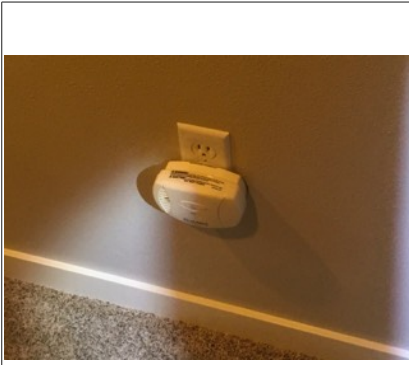


View of stairs from landing

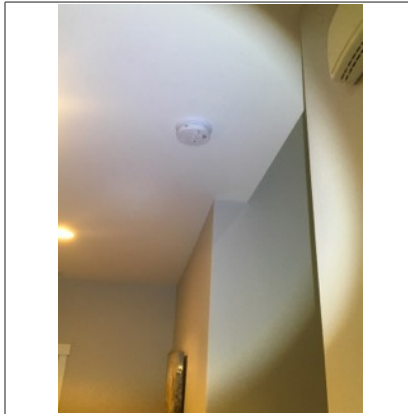
Smoke/Carbon Monoxide detectors

Smoke Detector Present Operable: Yes Not tested
CO Detector Present Operable: Yes Not tested

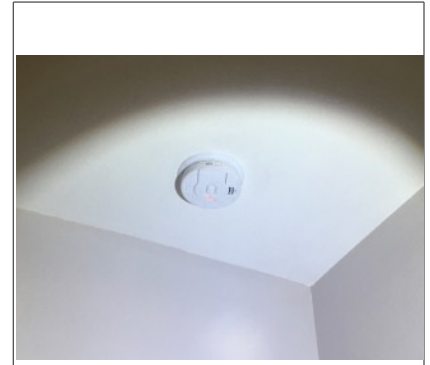
Photos



View of carbon monoxide detector second floor



View of smoke detector



View of smoke detector second floor.

Attic/Structure/Framing/Insulation

- Access** Scuttlehole/Hatch
- Inspected from** Access panel
- Location** Hallway Other
- Flooring** None
- Insulation** Fiberglass Depth: 16-18 inches
- Installed in** Between ceiling joists
- Vapor barriers** Not Visible
- Ventilation** Ventilation appears adequate
- Fans exhausted to** Outside: Yes
- HVAC Duct** Satisfactory
- Chimney chase** N/A
- Structural problems observed** No
- Roof structure** Trusses
- Ceiling joists** Not Visible
- Sheathing** OSB
- Evidence of condensation** No
- Evidence of moisture** No
- Evidence of leaking** No
- Firewall between units** Yes
- Electrical** No apparent defects

Comments

Photos

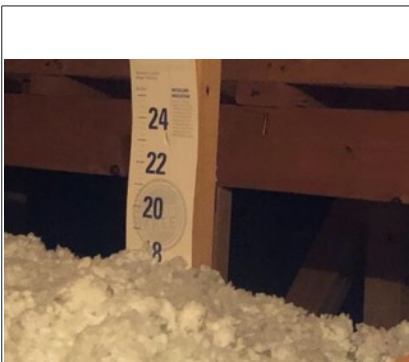


Image of insulation depth.

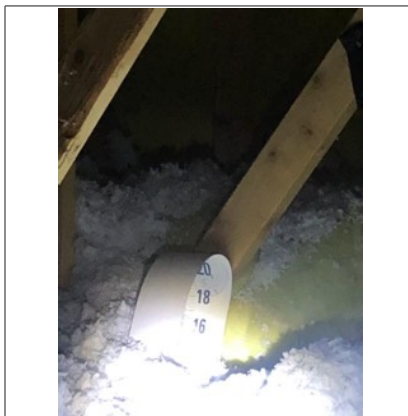
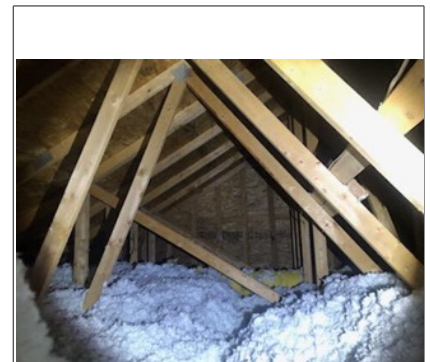
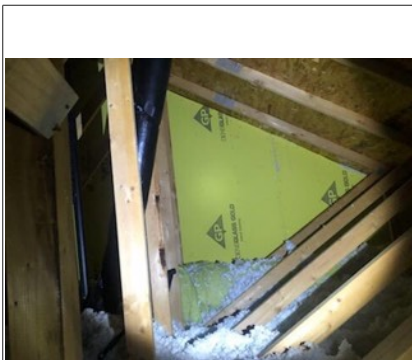


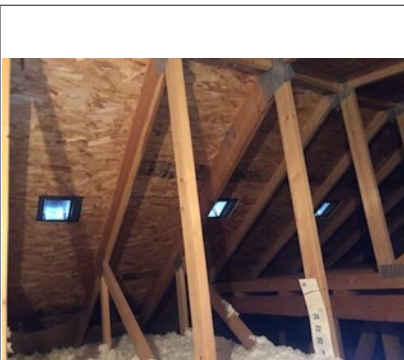
Image of insulation depth



View of trusses



View of fire separation barrier.



View of roof vents and roof sheathing.

Master Bedroom

Master Bedroom

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan Satisfactory

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

Heating source present Yes

Bedroom Egress restricted Yes

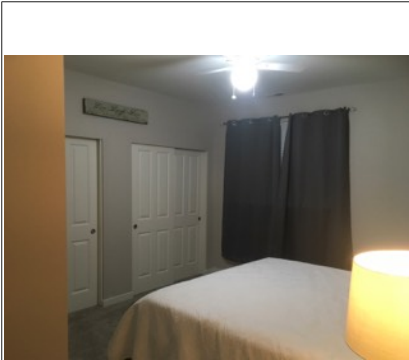
Doors Satisfactory

Windows Satisfactory

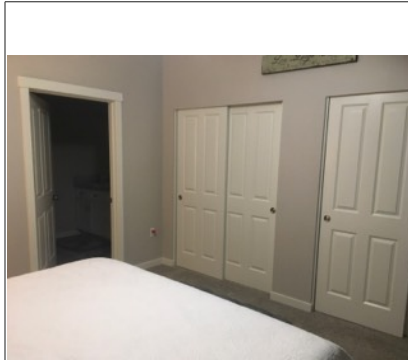
Holes N/A

Smoke Detector Yes

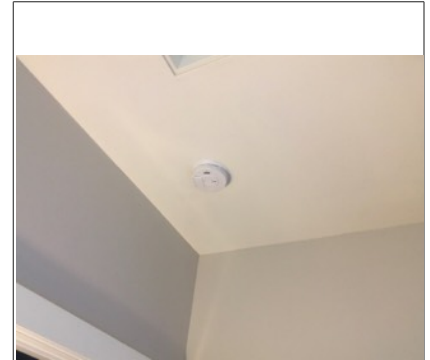
Photos



View of master bedroom



View of master bedroom



View of smoke detector in master bedroom



Image of master bedroom receptacle



Master bedroom window is 47 inches above floor and for safe egress should be 44 inches. This could potentially be a safety issue and recommend further evaluation by licensed contractor.

Master Bathroom

Master Bathroom

Toilet Operable: Yes Toilet Loose: No
Sink(s) Operable: Yes Faucet Leaks: No Pipes Leak: No
Shower/Tub Combination N/A
Shower Material: Tile/Stone Condition: Satisfactory Faucet Leaks: No Pipes Leak: No
 Chalking/Grouting Needed: No
Garden/Soaking Tub N/A
Whirlpool Tub N/A
Water Flow Satisfactory
Drainage Satisfactory
Doors Satisfactory
Windows N/A
Exhaust Fan Operable: Yes Needs To Be Cleaned: No Noisy: Yes
Electrical Receptacles Working: Yes Outlets GCFI: Yes Open Ground/Reversed Polarity: No
Heat Source Present Yes
Moisture Stains Present No
Photos



Image of master bathroom

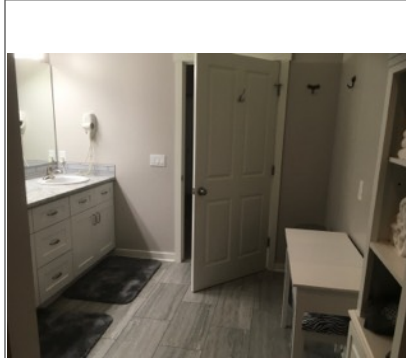


Image of master bathroom

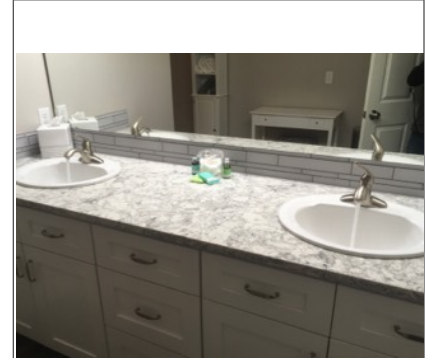


Image of running water in master bathroom sinks



Image of plumbing on the left sink in master bath

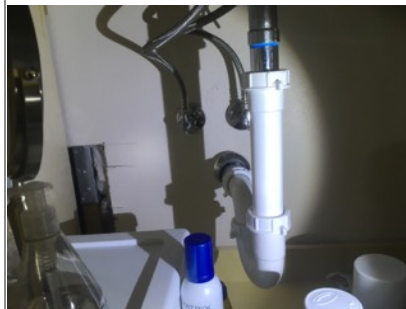


Image of right sink plumbing in master bath

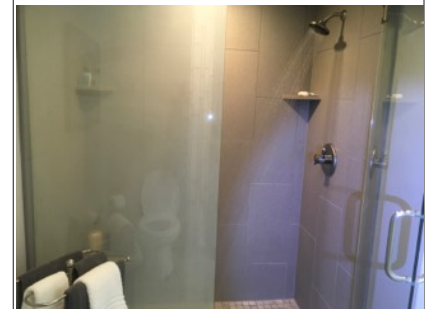


Image of shower in master bathroom

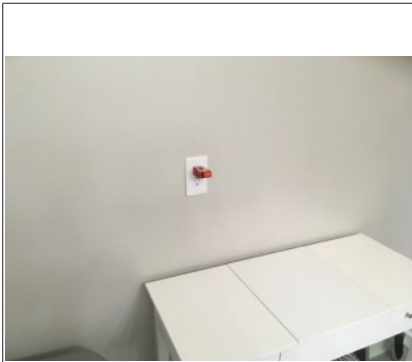


Image of tested GCFI receptacle
in master bathroom

Bedroom (Right)

Bedroom

Walls & Ceiling Satisfactory

Moisture stains No

Floor Marginal

Ceiling fan N/A

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

Heating source present Yes

Bedroom Egress restricted No

Doors Satisfactory

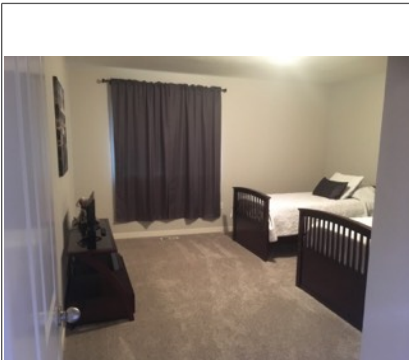
Windows Satisfactory

Holes N/A

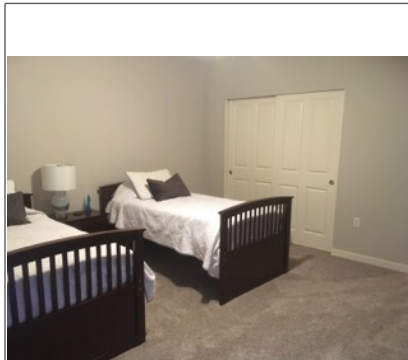
Smoke Detector Yes

Comments There are some slight popping noise on the joys that is connected to the exact exhaust vent

Photos



View of right bedroom



View of right bedroom.

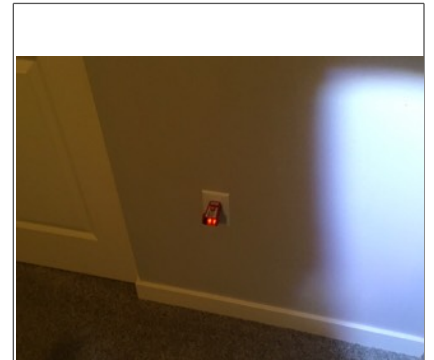


Image of tested receptacle in right bedroom



Image of smoke detector in right bedroom



Image of fire alarm. Not inspected or tested-out of scope of home inspection.

Bedroom (Left)

Bedroom

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan N/A

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

Heating source present Yes

Bedroom Egress restricted No

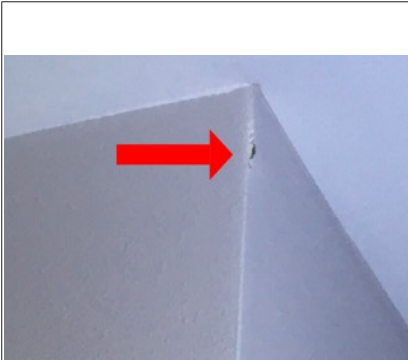
Doors Satisfactory

Windows Satisfactory

Holes N/A

Smoke Detector Yes

Photos



Damage to wall surface near sealing next to window. There does not appear to be caused by moisture penetration.

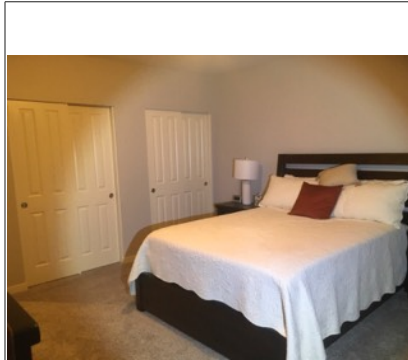


Image of a left bedroom

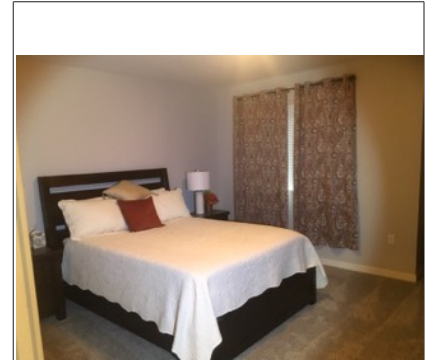


Image of left bedroom



Image of tested outlet in left bedroom



Image of smoke detector in circle in left bedroom. Arrow points to fire alarm that is not tested or inspected and out of scope of home inspection.

1st Floor Bathroom

Bath

Toilet Operable: Yes Toilet Loose: No
Sink(s) Operable: Yes Faucet Leaks: No Pipes Leak: No
Shower/Tub Combination N/A
Shower N/A
Garden/Soaking Tub N/A
Whirlpool Tub N/A
Water Flow Satisfactory
Drainage Satisfactory
Doors Satisfactory
Windows N/A
Exhaust Fan Operable: Yes Needs To Be Cleaned: No Noisy: No
Electrical Receptacles Working: Yes Outlets GCFI: Yes Open Ground/Reversed Polarity: No
Heat Source Present Yes
Moisture Stains Present No
Comments Handle on the toilet has a hard time flashing may need adjustment.
Photos

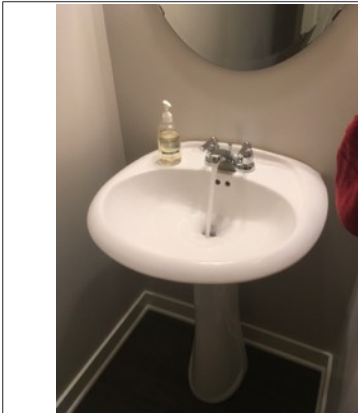


Image of running water in lavatory sink.

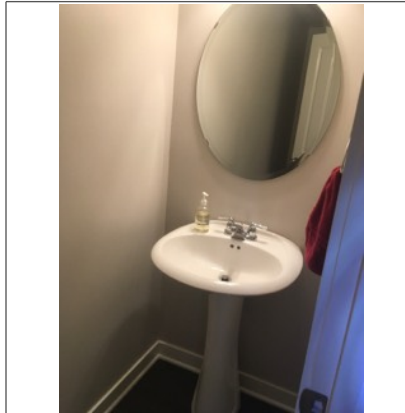


Image of bathroom

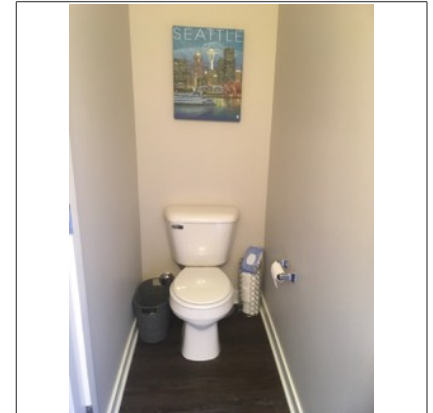


Image of bathroom



Image of GCFI receptacle in bathroom

2nd Floor Bathroom

Bath

Toilet Operable: Yes Toilet Loose: No

Sink(s) Operable: Yes Faucet Leaks: No Pipes Leak: No

Shower/Tub Combination N/A Material: Ceramic/Plastic Tile/Stone Condition: Satisfactory
 Faucet Leaks: No Pipes Leak: No Chalking/Grouting Needed: No

Shower N/A

Garden/Soaking Tub N/A

Whirlpool Tub N/A

Water Flow Satisfactory

Drainage Satisfactory

Doors Satisfactory

Windows N/A

Exhaust Fan Operable: Yes Needs To Be Cleaned: No Noisy: No

Electrical Receptacles Working: Yes Outlets GCFI: Yes Open Ground/Reversed Polarity: No

Heat Source Present Yes

Moisture Stains Present No

Photos

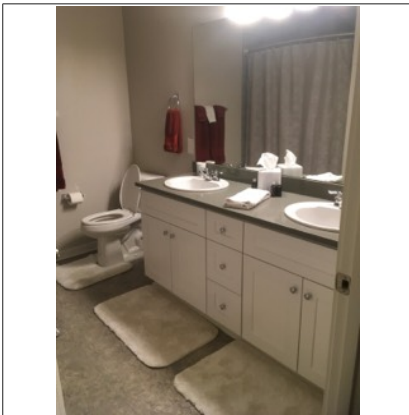


Image of bathroom on the second story

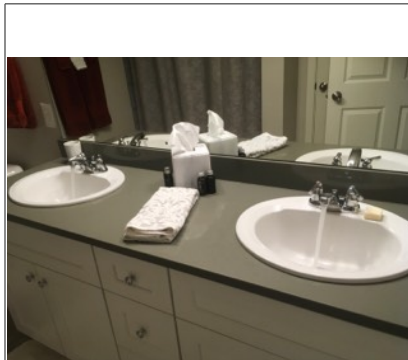


Image of hot water running in sinks in bathroom.



Image of tested GCFI receptacle in bathroom. This GCFI outlet is upstream of both first story bathrooms.



Image of plumbing under left sink.

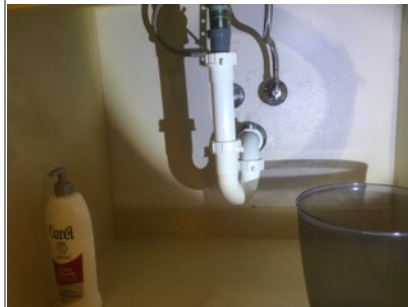


Image of plumbing under right sink

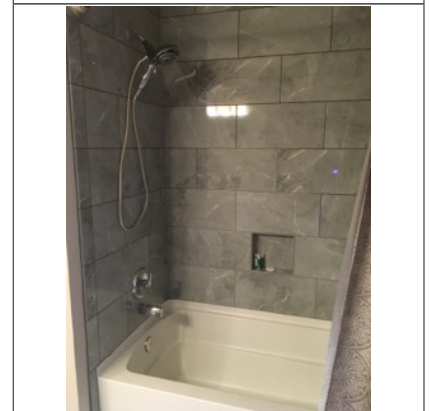


Image of shower/ tub enclosure.

Laundry Room

Laundry

- Laundry sink N/A
- Faucet leaks No
- Pipes leak No
- Cross connections No
- Heat source present No
- Room vented Yes
- Dryer vented Wall
- Electrical Open ground/reverse polarity: No
- GFCI present No Operable: No
- Appliances Washer Dryer
- Washer hook-up lines/valves Satisfactory
- Gas shut-off valve No

Photos

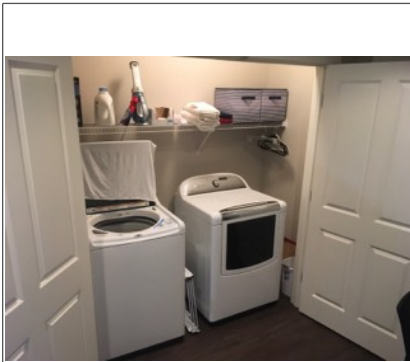


Image of laundry area, next to garage door.

Heating System

Heating system

Unit #1 Brand name: Lennox Furnace
 Approx. age: 13 years
 Model #: G40UH-36A-070-15 Serial #: 5907H26106 ✗ Marginal
 Recommended HVAC technician examine

Unit #2 None

Energy source Gas

Warm air system Direct drive

Heat exchanger Sealed

Carbon monoxide Not tested

Combustion air venting present Yes

Controls Disconnect: No Normal operating and safety controls observed Gas shut off valve: Yes

Distribution Insulated flex duct

Flue piping Satisfactory

Filter Standard

When turned on by thermostat Fired Proper operation: Yes

Heat pump N/A

Sub-slab ducts N/A

System not operated due to N/A

Comments

Photos

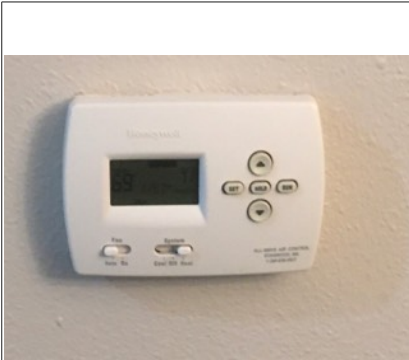


Image of HVAC thermostat located in dining room.



Image of furnace located in garage



Image of electrical shut off for HVAC

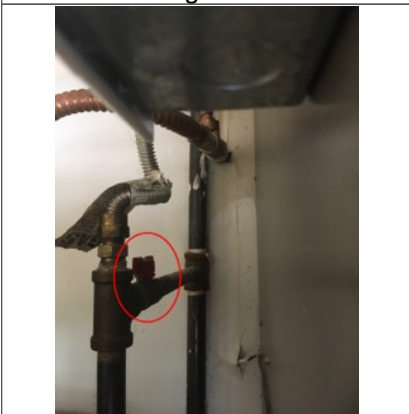


Image of gas shut off for HVAC



Image of condensation buildup inside HVAC unit. Recommend repair/evaluation by licensed HVAC contractor.

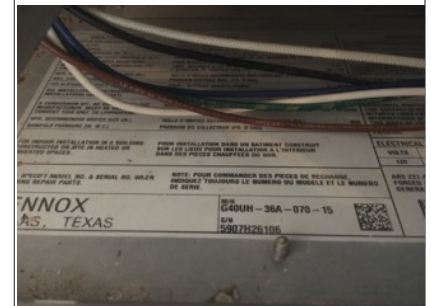


Image of HVAC data plate

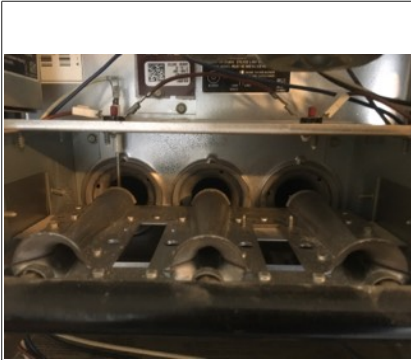


Image of burners inside HVAC unit



Image of HVAC filter door

Boiler system

N/A

Other systems

N/A

Plumbing

Water service

Main shut-off location Main shut off valve located at Street and inside garage

Water entry piping PEX Plastic

Lead other than solder joints No

Visible water distribution piping PEX Plastic

Condition Satisfactory

Flow Satisfactory

Pipes Supply/Drain Cross connection: No Satisfactory

Drain/Waste/Vent pipe ABS

Condition Satisfactory

Support/Insulation N/A

Traps proper P-Type Yes

Drainage Satisfactory

Interior fuel storage system No Leaking: No

Fuel line Black iron

Condition Satisfactory

Photos



Image of water meter and shutoff valve near street.



Image of water shut off valve in the garage next to HVAC unit

Main fuel shut-off location

Location Main gas shut off valve cannot be located in garage or anywhere on property

Well pump

N/A

Sanitary/Grinder pump

N/A

Water heater #1

General Brand Name:Bradford White

Serial #: DK9720089

Capacity:40 gallons

Approx. age:13 years

Type Gas

Combustion air venting present Yes

Seismic restraints needed Yes

Relief valve Yes Extension proper: Yes

Vent pipe Satisfactory

Condition Poor

Photos



Image of hot water tank



Image of data plate on a hot water tank



Image of TPT valve.



Image of rust from moisture coming from bottom of hot water tank. Recommend further evaluation/repair by licensed plumbing contractor.



Image of rust on the bottom of the hot water tank. Recommend further evaluation/repair by licensed plumbing contractor.



Image of gas shut off valve for hot water tank



Image of draft hood exhaust for hot water tank

Water softener

None

Electric/Cooling System

Main panel

Location Location of electrical panel is in garage on the wall

Amperage at main panel is at 125 Amps.

Condition Satisfactory

Adequate Clearance to Panel Yes

Amperage/Voltage Unknown 120v/240v

Breakers/Fuses Breakers

Appears grounded Yes

GFCI breaker Yes Operable: Yes

AFBI breaker Yes Operable: Yes

Main wire Aluminum Condition: Satisfactory

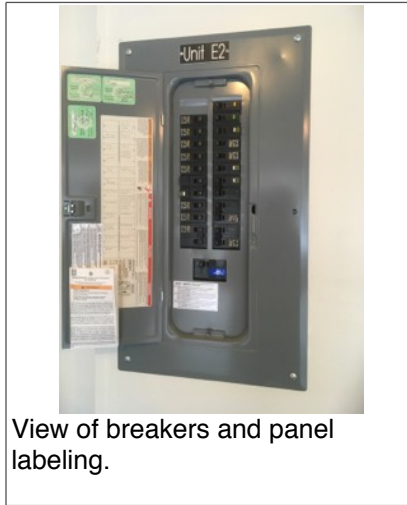
Branch wire Copper

Branch wire condition Satisfactory Romex

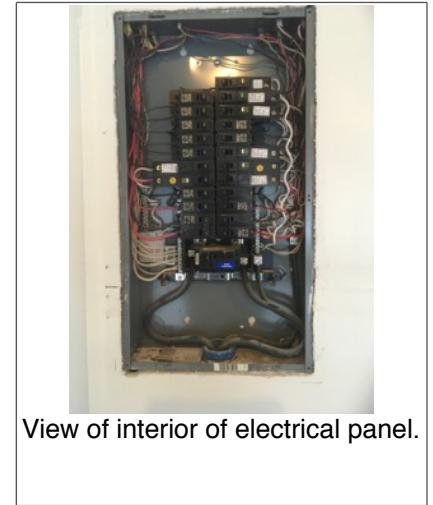
Photos



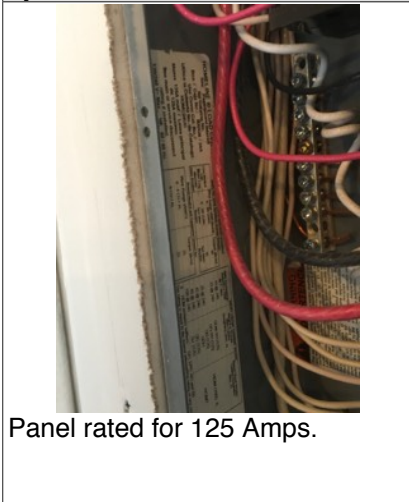
Missing two dead front panel screws. Further evaluation/repair by licensed electrical contractor.



View of breakers and panel labeling.



View of interior of electrical panel.



Panel rated for 125 Amps.

Evaporator Coil Section Unit #1

N/A

Evaporator Coil Section Unit #2

N/A