

# INSPECTION REPORT



For the Property at:  
**12345 NEWHOME AVE S**  
SEATTLE, WA 98101

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Prepared for: JOHN DOE  
Inspection Date: Friday, July 24, 2020  
Prepared by: Luke Chmura, WA DOL #2548



Puget Home Inspection  
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# SUMMARY

12345 Newhome AVE S, Seattle, WA July 24, 2020

Report No. 1007, v.4

<http://pugethi.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Weblink: Priority Maintenance Items](#)

## Exterior

### ROOF DRAINAGE \ Downspouts

**Condition:** • Discharge too close to building

One or more downspouts discharged roof drainage next to the foundation. The home had downspouts missing. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can affect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. I recommend the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Various Exterior

**Task:** Further evaluation by licensed professional, Improve, Level 3 - Very Important

**Time:** As soon as practical

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

**Condition:** • [Openings between spindles \(balusters\) too large](#)

**Implication(s):** Fall hazard

**Location:** Rear Exterior Deck

**Task:** Correct

**Time:** As soon as possible

## Electrical

### SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

**Condition:** • [Mast not weather-tight](#)

The masthead flashing boot is old and worn out. This is a possible entry point for moisture.

**Implication(s):** Electric shock

**Location:** North Exterior Roof

**Task:** Improve

**Time:** As soon as possible

### DISTRIBUTION SYSTEM \ Wiring (wires) - installation

**Condition:** • [Double taps](#)

In the service panel, multiple neutral conductors terminated under one screw at a breaker. This condition is dangerous because it complicates the isolation of individual circuits. I recommend correction by a qualified electrical contractor.

**Implication(s):** Fire hazard

**Location:** Panel

**Task:** Replace, Further evaluation By qualified professional, Level 2 - moderate

**Time:** As soon as possible

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • No GFCI

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Although GFCI protection may not have been required at the time the home was built, for safety reasons, I recommend that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle (will protect that receptacle and all those downstream).
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle (will protect that receptacle and all those downstream).
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker (will protect all receptacles on that circuit).

All work should be performed by a qualified electrical contractor.

**Implication(s):** Electric shock

**Location:** Various

**Task:** Provide, Level S - Safety Issue

**Time:** As soon as practical

## Insulation and Ventilation

### ATTIC/ROOF \ Insulation

**Condition:** • [Amount less than current standards](#)

Attic floor insulation depth averages 6 to 8 inches. I recommend installing additional insulation to comply with local energy codes.

**Implication(s):** Increased heating and cooling costs

**Location:** Throughout Attic

**Task:** Further evaluation by qualified professional, Improve, Level 2 - Moderate

**Time:** As soon as possible

## Plumbing

### WATER HEATER \ Temperature/pressure relief (TPR) valve

**Condition:** • Discharge arrangement poor

**Implication(s):** Fire or explosion

**Location:** East Basement Laundry Area

**Task:** Improve

**Time:** As soon as possible

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. All systems and components are considered satisfactory unless otherwise noted. A recommendation will address those items that do not meet satisfactory status. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Weblink: Home Improvement - ballpark costs](#)

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## Description

**The home is considered to face:** • West

**Sloped roofing material:** • [Asphalt shingles](#)

**Sloped roof flashing material:** • Metal

**Approximate age:** • 10-15 years

**Roof Shape:** • Hip and Valley

## Inspection Methods & Limitations

**Inspection limited/prevented by:** • Lack of access (too slippery/fragile)

**Inspection performed:** • From the ground • By walking on roof • From roof edge

## Observations & Recommendations

### SLOPED ROOFING \ Asphalt shingles

**1. Condition:** • Debris/moss/algae

The asphalt shingle roof had areas of moss growth. This condition indicates high moisture levels. Moss growth may increase the chances of roof leakage by slowing drainage or reduce the wind resistance of the shingles through root tendril invasion of sealant strips. Moss is easily removed using a soft-bristle brush. I recommend removal by a qualified roofing contractor.

**Implication(s):** Shortened life expectancy of material

**Location:** Various Roof

**Task:** Clean up, Level 1 - Minor

**Time:** As soon as practical



1. Debris/moss/algae



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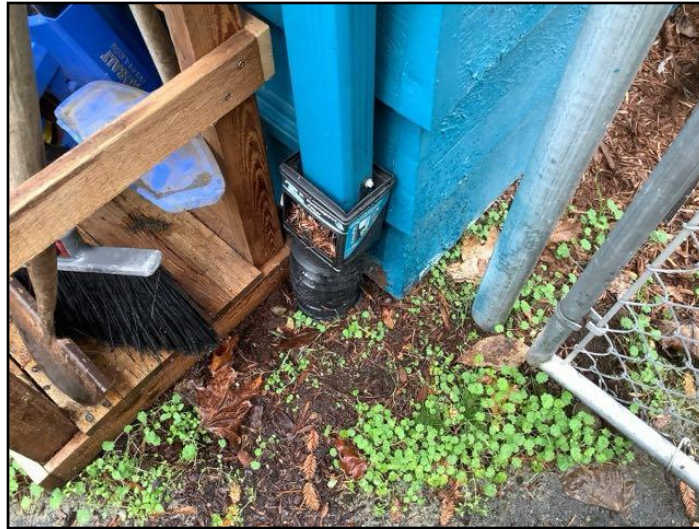
## Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Downspout discharge:

• [Below grade](#)



2. Below grade

• [Above grade](#)



3. Above grade

Lot slope: • [Away from building](#) • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#)

Wall surfaces and trim: • Wood

Driveway: • Concrete

Walkway: • Concrete

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**Deck:** • Pressure-treated wood

**Exterior steps:** • Concrete

**Patio:** • Concrete

## Inspection Methods & Limitations

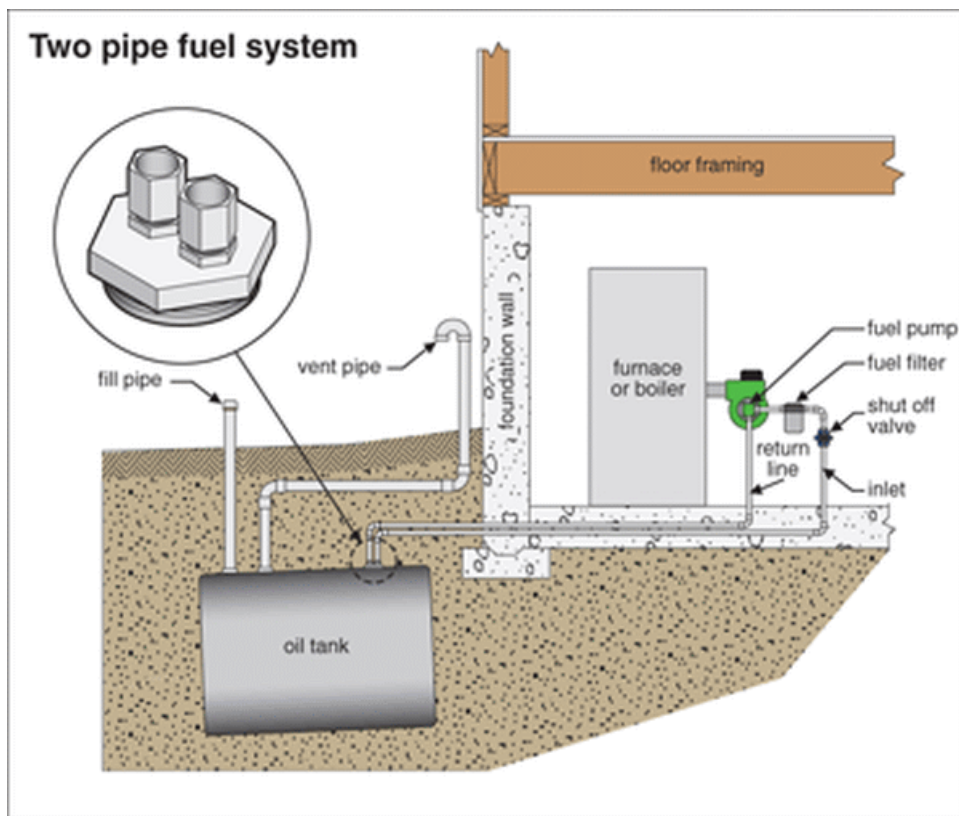
**No or limited access to:** • Area below steps, deck, porches

**Not included as part of a building inspection:**

• Oil Tank (in use)

You can find oil tank liability insurance here (it's free) :

<https://plia.wa.gov/heating-oil-pollution-liability-insurance-program/>





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4. Oil Tank (in use)



5. Oil Tank (in use)

## Observations & Recommendations

### ROOF DRAINAGE \ Downspouts

#### 2. Condition: • [Discharge below grade](#)

Downspout discharging into below grade flexible pipe. This type of ribbed pipe is prone to clogging

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Northeast Exterior

**Task:** Improve

**Time:** As soon as practical



6. Discharge below grade

#### 3. Condition: • Discharge too close to building

One or more downspouts discharged roof drainage next to the foundation. The home had downspouts missing. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can affect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. I recommend the

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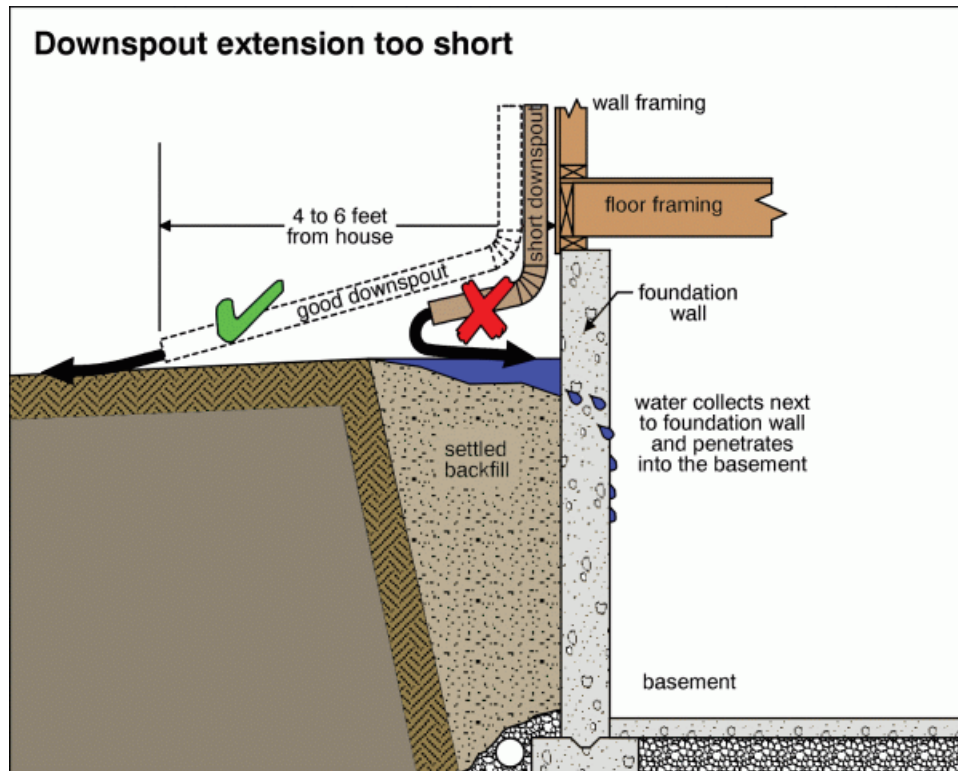
installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Various Exterior

**Task:** Further evaluation by licensed professional, Improve, Level 3 - Very Important

**Time:** As soon as practical



7. Discharge too close to building

## **SIDING \ Wood siding**

4. Condition: • [Cracked, split or broken](#)

Siding is loose on several locations on south side of house



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**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** south

**Task:** Repair or replace by qualified contractor

**Time:** As soon as practical



8. Cracked, split or broken



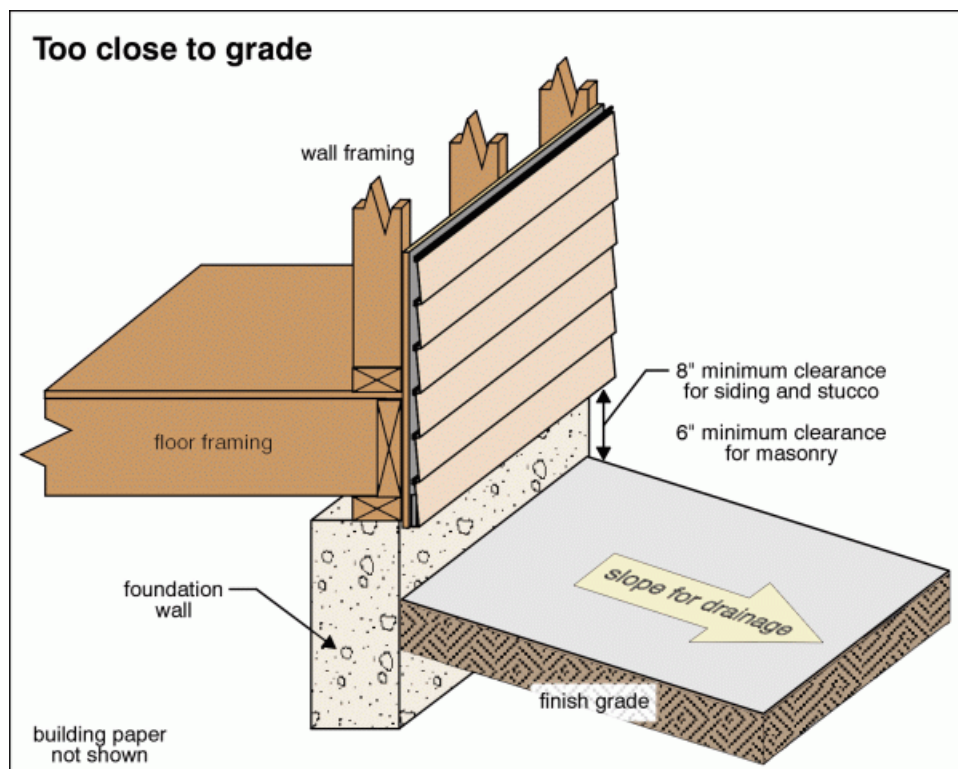
9. Cracked, split or broken

5. **Condition:** • [Too close to grade](#)

Siding should be 6 inches above grade with grades slipping away from house

**Implication(s):** Chance of water damage to structure, finishes and contents | Material deterioration | Rot | Insect damage

**Location:** exterior north





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10. Too close to grade



11. Too close to grade

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

**6. Condition:** • Poorly built

Deck is unprofessionally built. Appears to be structurally unsound in seating area

**Implication(s):** Weakened structure

**Task:** Call qualified contractor or carpenter to evaluate and repair where needed



12. Poorly built



13. Poorly built

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

**7. Condition:** • Portable concrete piers

The deck structure rested upon portable concrete piers. This type of footing is not recommended by the DCA 6, a widely regarded deck standard. Consider upgrading these with in-ground concrete footings.

**Location:** Deck

**Task:** Further evaluation by qualified professional, Improve, Level 0 - Courtesy Note Level S - Safety Issue

**Time:** When remodelling



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14. Portable concrete piers

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

**8. Condition:** • Missing handrail / guardrail

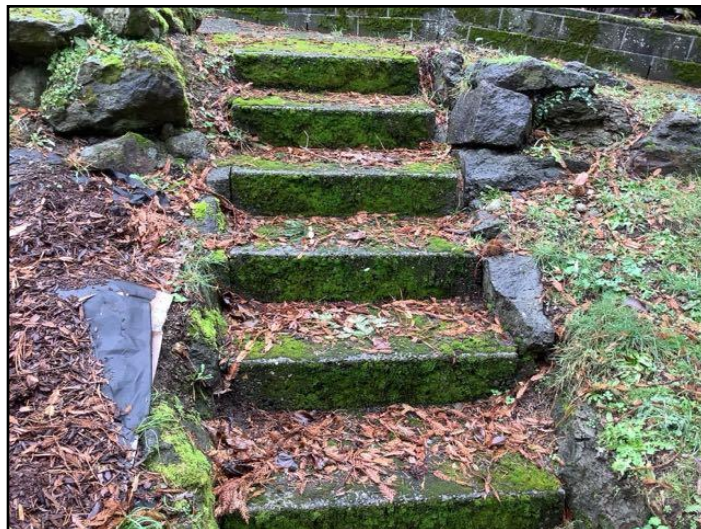
The walkway stairs had no handrail. Safe building practices dictate that stairs with four or more risers should have a handrail. I recommend installation of a handrail meeting modern safety standards by a qualified contractor.

**Implication(s):** Fall hazard

**Location:** East walkway

**Task:** Provide, Level S - Safety Issue

**Time:** As soon as practical



15. Missing handrail / guardrail

**9. Condition:** • Loose guardrail assembly

**Implication(s):** Fall hazard

**Location:** Front Exterior Porch

**Task:** Repair

**Time:** As soon as practical



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16. Loose

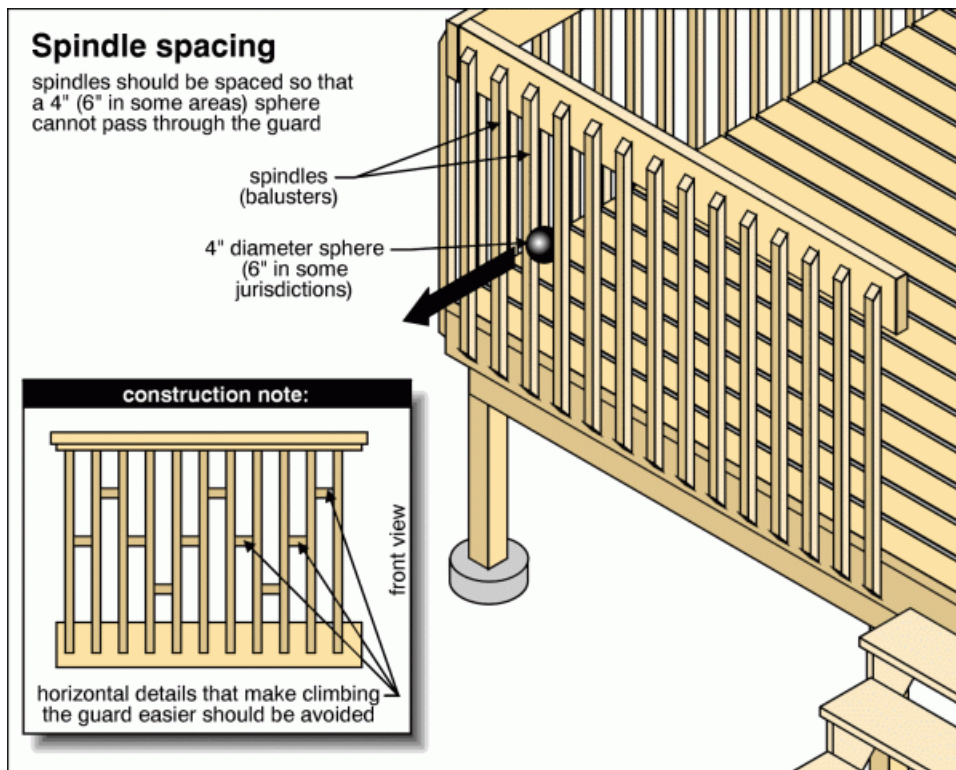
**10. Condition:** • [Openings between spindles \(balusters\) too large](#)

**Implication(s):** Fall hazard

**Location:** Rear Exterior Deck

**Task:** Correct

**Time:** As soon as possible



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17. Openings too large



18. Openings too large

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## Description

**Configuration:** • [Basement](#)**Foundation material:** • [Poured concrete](#)**Floor construction:** • [Joists](#)**Exterior wall construction:** • [Wood frame](#)**Roof and ceiling framing:** • Rrafters/ceiling joists • [Plywood sheathing](#)

## Inspection Methods & Limitations

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Insulation**Attic/roof space:**

• Entered but access was limited



19. Entered but access was limited



20. Entered but access was limited

## Observations & Recommendations

**RECOMMENDATIONS \ Overview****11. Condition:** • No structure recommendations are offered as a result of this inspection.**Location:** Various



# ELECTRICAL

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## Description

Service entrance cable and location: • [Overhead](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location: • [Breakers - first floor](#)

System grounding material and type:

- Ground rods



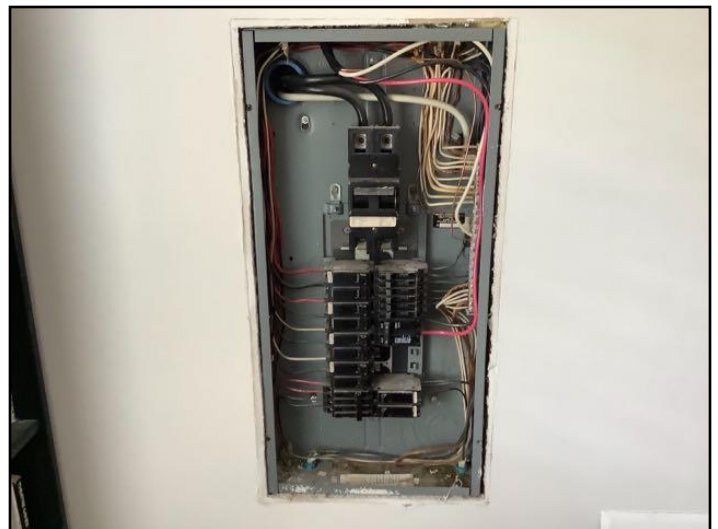
21. Copper - ground rods

Electrical panel manufacturers:

- Sylvania



22. Sylvania



23. Sylvania

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Smoke alarms (detectors):

- [Present](#)



24. Present

**Carbon monoxide (CO) alarms (detectors):**

- Present



25. Present

## Inspection Methods & Limitations

**System ground:** • The Grounding Electrode and Grounded Electrode Conductor (GEC) were entirely not visible. This is not uncommon as many electrodes are permanently installed behind framing, other structural components or buried in the ground.

**Circuit labels:** • The accuracy of the circuit index (labels) was not verified.

**Not included as part of a building inspection:** • Low voltage wiring systems and components

## Observations &amp; Recommendations

**SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors****12. Condition:** • [Mast not weather-tight](#)

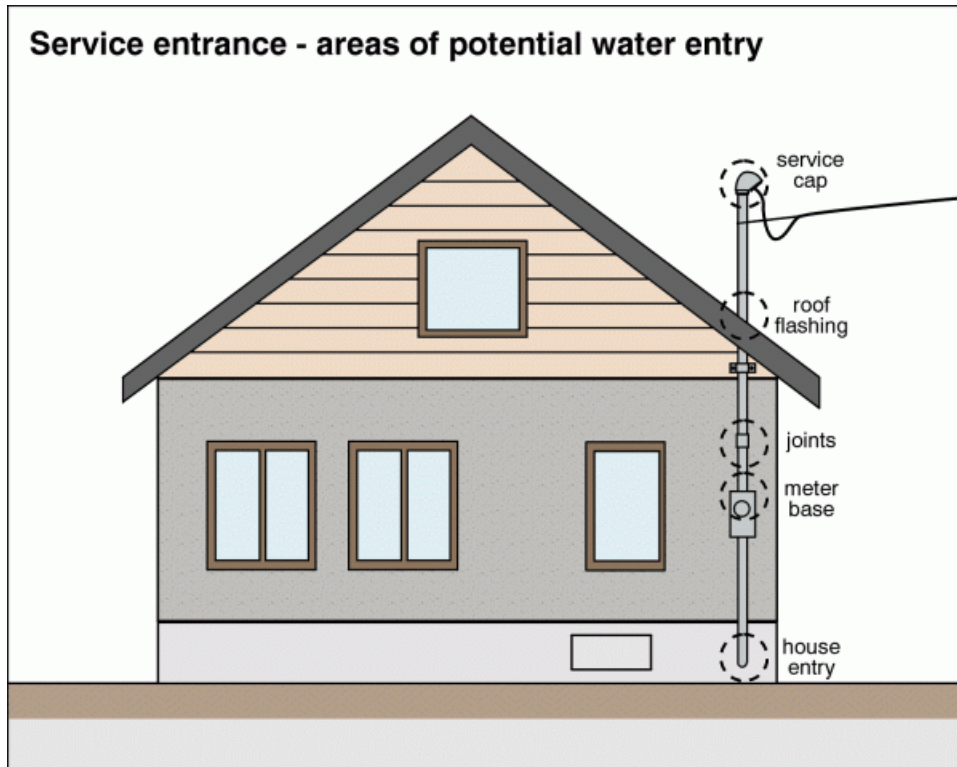
The masthead flashing boot is old and worn out. This is a possible entry point for moisture.

**Implication(s):** Electric shock

**Location:** North Exterior Roof

**Task:** Improve

**Time:** As soon as possible



**26.** Mast not weather-tight



**DISTRIBUTION SYSTEM \ Wiring (wires) - installation****13. Condition:** • [Double taps](#)

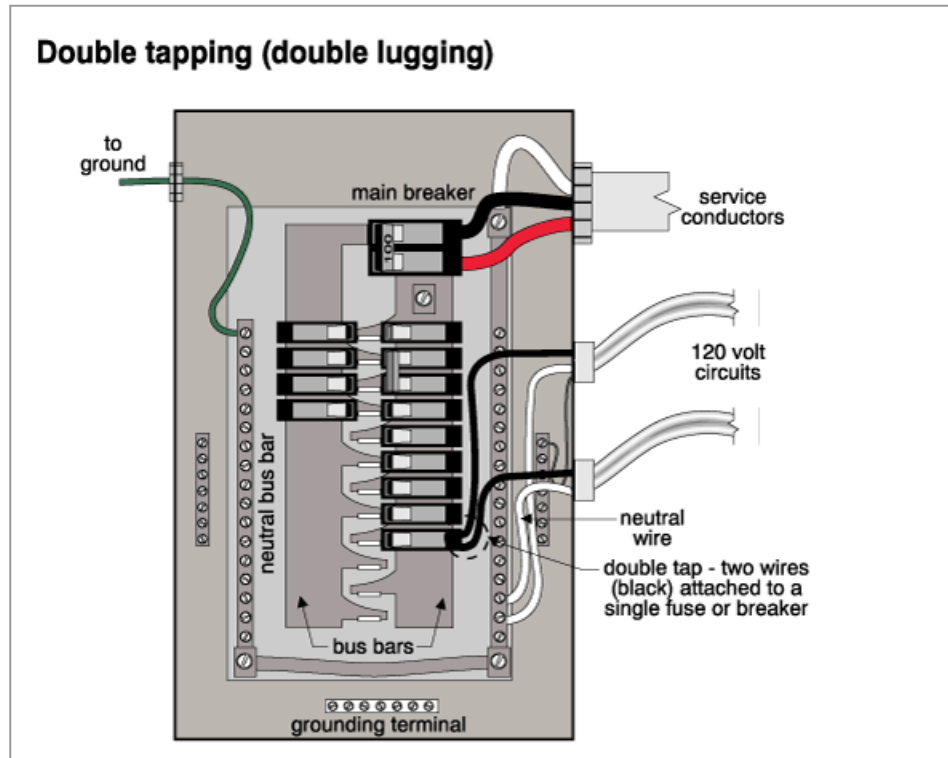
In the service panel, multiple neutral conductors terminated under one screw at a breaker. This condition is dangerous because it complicates the isolation of individual circuits. I recommend correction by a qualified electrical contractor.

**Implication(s):** Fire hazard

**Location:** Panel

**Task:** Replace, Further evaluation By qualified professional, Level 2 - moderate

**Time:** As soon as possible



27. Double taps

**DISTRIBUTION SYSTEM \ Outlets (receptacles)****14. Condition:** • Ungrounded receptacle reading

Branch wiring was ungrounded. For safety reasons, I recommend that receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to help avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker. Adding equipment grounding and a service grounding system will also increase home safety

**Implication(s):** Electric shock

**Location:** Throughout house

**Task:** Recommended qualified electrician to improve with grounded wires

**Time:** As soon as possible



28. Ungrounded



29. Ungrounded

**15. Condition:** • No GFCI

Although GFCI protection may not have been required at the time the home was built, for safety reasons, I recommend that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle (will protect that receptacle and all those downstream).
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle (will protect that receptacle and all those downstream).
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker (will protect all receptacles on that circuit).

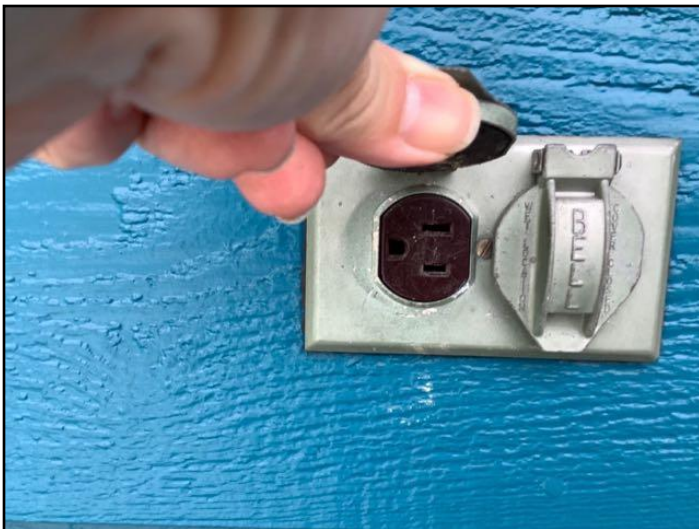
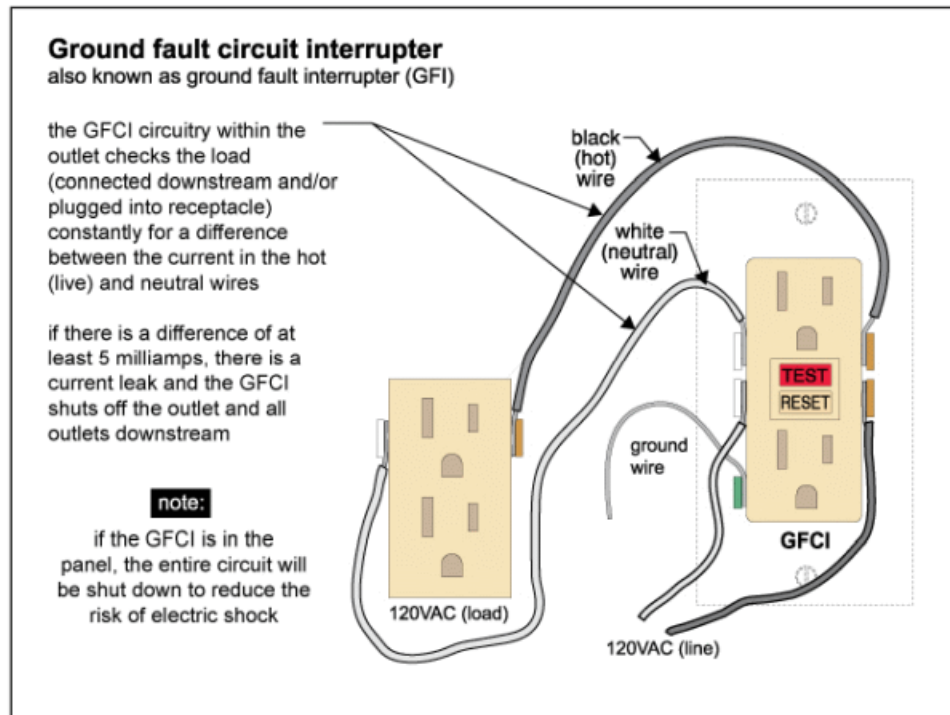
All work should be performed by a qualified electrical contractor.

**Implication(s):** Electric shock

**Location:** Various

**Task:** Provide, Level S - Safety Issue

**Time:** As soon as practical



30. GFCI/GFI needed (Ground Fault Circuit...



31. GFCI/GFI needed (Ground Fault Circuit...





32. Ungrounded GFCI in Bathroom

# HEATING

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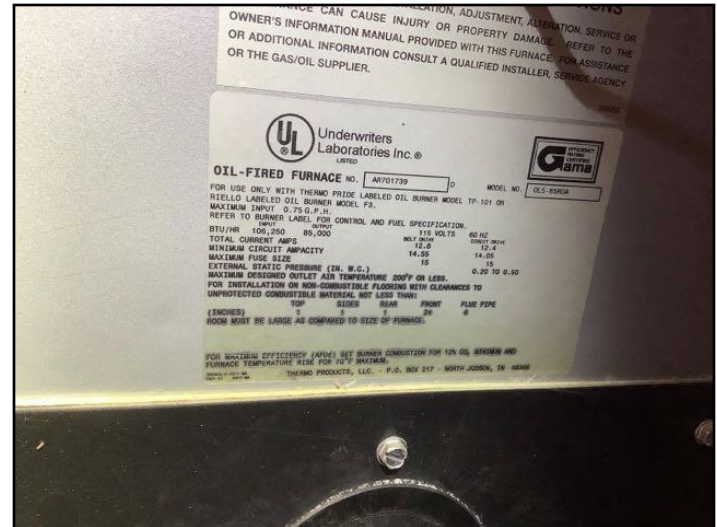
## Description

### Heating system type:

- [Furnace](#)

After contacting the company and providing the serial number, they confirmed the manufacture date of this furnace to be Aug 2004.

Model number: OL5 - 85RDA Serial number: AR701739



33. Furnace

34. Furnace

- [Space heaters](#)

The space heaters in the living room were tested and working at the time of inspection.



35. Space heaters

36. Space heaters

### Fuel/energy source:

- [Oil](#)

For the furnace

- [Electricity](#)

For the space heaters

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**Furnace manufacturer:** • Thermo Products

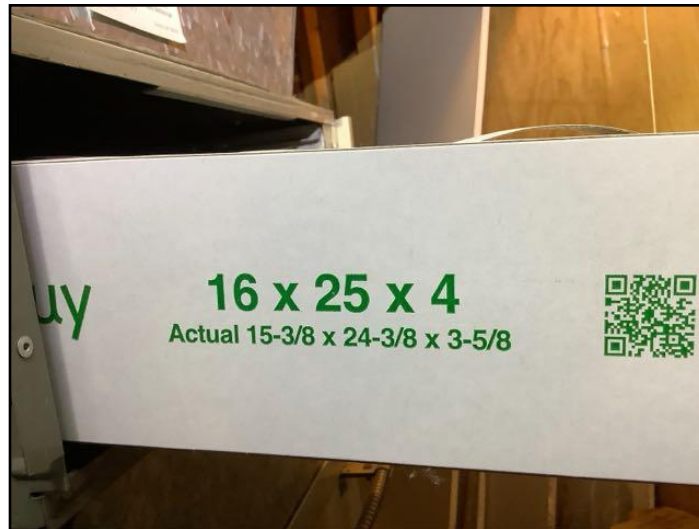
**Heat distribution:** • [Ducts and registers](#) • [Electric radiant heat](#)

**Combustion air source:** • Outside

**Approximate age:** • [20 years](#)

**Air filter:**

• 16" x 25"



37. 16" x 25"

• 4" thick

**Fireplace/stove:**

• [Wood-burning fireplace](#)



38. Wood-burning fireplace

• [Wood stove](#)



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39. Spare photos

Chimney liner: • [Clay](#)

Location of the thermostat for the heating system:

- Living Room

This thermostat is for the space heaters.



40. Living Room

- Thermostat located in the hallway

This thermostat is for the oil fired furnace.

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41. Thermostat located in the hallway

## Observations & Recommendations

### RECOMMENDATIONS \ Overview

**16. Condition:** • No heating recommendations are offered as a result of this inspection.

### FURNACE \ General notes

**17. Condition:** • Service Furnace

I recommend that furnace cleaning, service and certification be performed regularly by a qualified HVAC contractor.

**Task:** Service annually, Level 0 - Courtesy Note

**Time:** Regular maintenance

# INSULATION AND VENTILATION

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**Attic/roof insulation material:** • [Glass fiber](#) • Cellulose

**Attic/roof insulation amount/value:** • 8 inches

**Attic/roof ventilation:** • [Roof and soffit vents](#)

**Wall insulation amount/value:** • Not determined

## Inspection Methods & Limitations

**Inspection limited/prevented by lack of access to:** • Wall space

**Attic inspection performed:** • By entering attic, but access was limited

## Observations & Recommendations

### ATTIC/ROOF \ Insulation

**18. Condition:** • [Amount less than current standards](#)

Attic floor insulation depth averages 6 to 8 inches. I recommend installing additional insulation to comply with local energy codes.

**Implication(s):** Increased heating and cooling costs

**Location:** Throughout Attic

**Task:** Further evaluation by qualified professional, Improve, Level 2 - Moderate

**Time:** As soon as possible

### ATTIC/ROOF \ Attic staircase

**19. Condition:** • [Inadequate insulation](#)

Insulation around attic access stairway is in adequate

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Location:** Dining Room

**Task:** Improve

**Time:** As soon as practical



42. Inadequate insulation



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**20. Condition:** • [Inadequate weatherstripping](#)

**Implication(s):** Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

**Location:** North First Floor Living Room

**Task:** Improve

**Time:** As soon as practical



**43.** *Inadequate weatherstripping*

## Description

**Water supply source (based on observed evidence):** • Public

**Service piping into building:** • PE (polyethylene)

**Supply piping in building:** • PEX (cross-linked Polyethylene)

**Main water shut off valve at the:**

- Water shut off in the Basement



44. Spare photos

- Water shut off at the Meter



45. Water shut off at the Meter

**Water flow and pressure:**

- [Functional](#)



46. Functional

## Water heater type:

- Conventional Water Heater

According to the serial number this water heater was manufactured in 1998.

Model number: 82XR80-2 Serial number: RH 0998103871



47. Conventional Water Heater



48. Conventional Water Heater

Water heater location: • Basement

Water heater fuel/energy source: • [Electric](#) • TPR valve was present

Water heater manufacturer: • Rheem



**Water heater tank capacity:** • 80 Gallons

**Water heater approximate age:** • 26 years

**Hot water temperature (Generally accepted safe temp. is 120° F):**

• 110° F



49. 110° F

**Waste and vent piping in building:** • [ABS plastic](#) • [PVC plastic](#) • [Cast iron](#) • [Galvanized steel](#)

## Observations & Recommendations

### WATER HEATER \ Life expectancy

**21. Condition:** • [Near end of life expectancy](#)

A water heater of this age (28 years) is near the end of its life expectancy. I recommend having a biennial service appointment to make sure it doesn't fail.

**Implication(s):** No hot water

**Location:** Water heater

**Task:** Monitor, Level 0 - Courtesy Note

**Time:** Ongoing

### WATER HEATER \ Temperature/pressure relief (TPR) valve

**22. Condition:** • Discharge arrangement poor

**Implication(s):** Fire or explosion

**Location:** East Basement Laundry Area

**Task:** Improve

**Time:** As soon as possible



50. Discharge arrangement poor



51. Discharge arrangement poor

## FIXTURES AND FAUCETS \ Toilet

### 23. Condition: • [Loose](#)

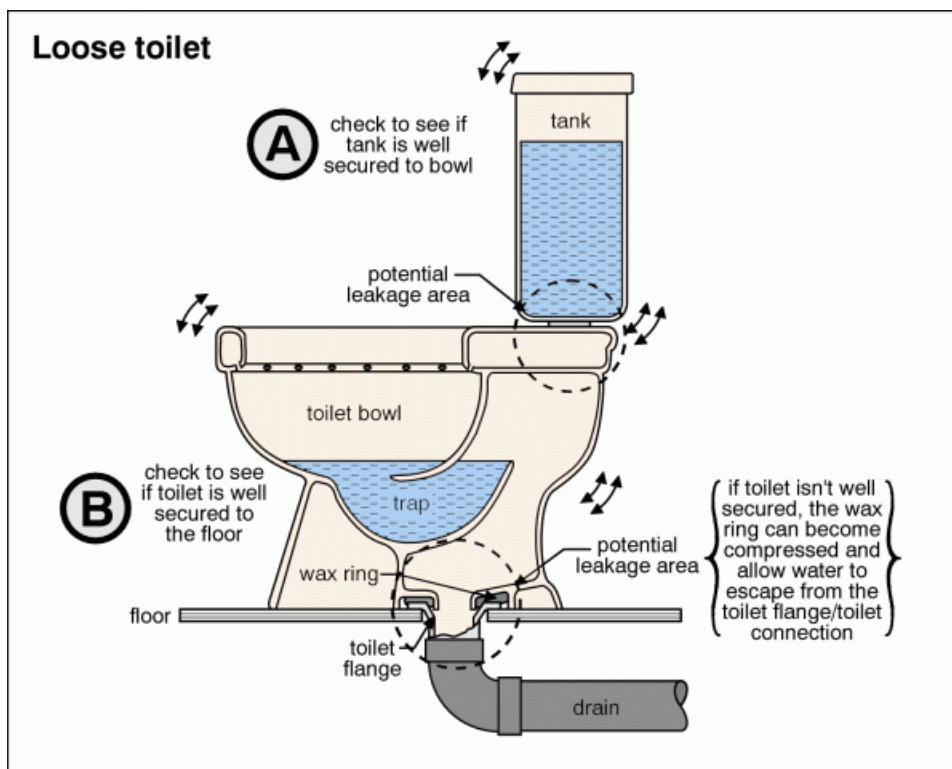
In this bathroom, the toilet was loose at the tank and should be securely attached by a qualified plumbing contractor.

**Implication(s):** Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

**Location:** Bathroom

**Task:** Improve

**Time:** As soon as practical



# PLUMBING

12345 Newhome AVE S, Seattle, WA July 24, 2020

Report No. 1007, v.4

<http://pugethi.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



52. Loose



## Description

**Major floor finishes:** • [Hardwood](#) • [Concrete](#) • Vinyl • Tile

**Major wall and ceiling finishes:** • [Plaster/drywall](#)

**Windows:**

- [Sliders](#)
- [Casement](#)
- [Skylight](#)



53. Skylight

- Vinyl
- Aluminum

**Exterior doors - type/material:** • Hinged • [Solid wood](#)

**Range fuel:** • Electricity

**Appliances:**

- Refrigerator

This refrigerator was tested and working at the time of inspection.

- Dishwasher

The Dishwasher was tested and in working condition at the time of inspection.



**54. Dishwasher**

- Waste disposal

This Waste disposal was tested and in working condition at the time of inspection.



**55. Waste disposal**

- Range

The range was tested and was in working order at the time of the inspection.

# INTERIOR

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56. Range

- Ventilation fan

This fan located above the range was tested and working at the time of inspection.



57. Ventilation fan

**Laundry facilities:** • Hot/cold water supply • 240-Volt outlet • Washer / Dryer

**Kitchen ventilation:** • Range hood discharges to the exterior

**Bathroom ventilation:**

- Exhaust fan

The exhaust fans in each bathroom were tested and working at the time of inspection.



# INTERIOR

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58. Exhaust fan



59. Exhaust fan

## Inspection Methods & Limitations

**Inspection limited/prevented by:** • Storage/furnishings/staging • Storage in closets and cabinets / cupboards

## Observations & Recommendations

### STAIRS \ Treads

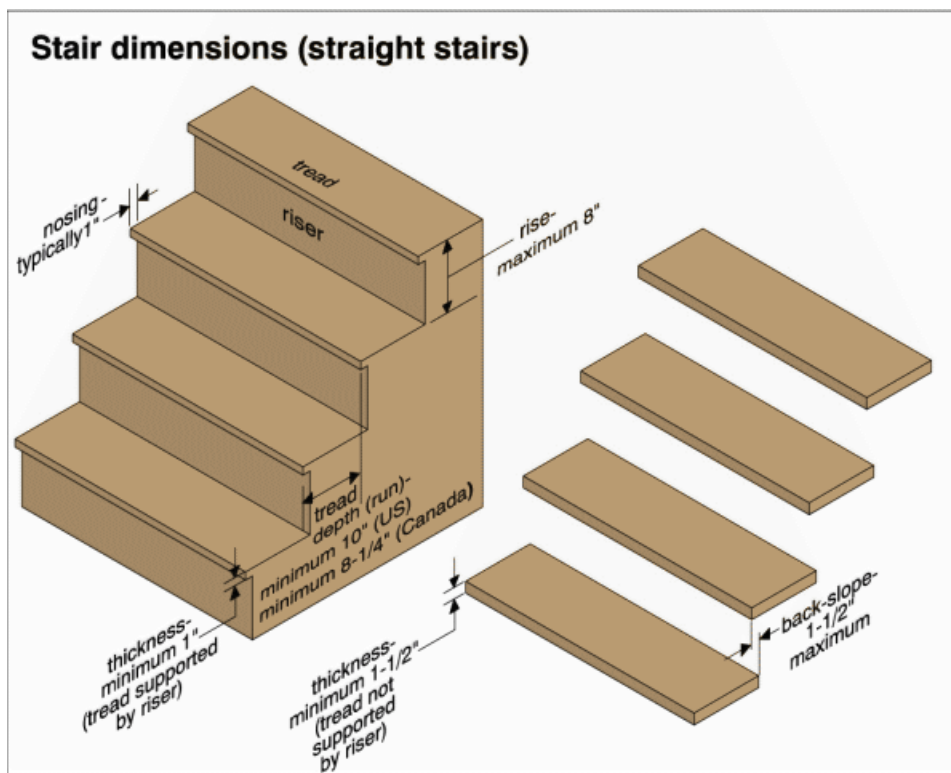
**24. Condition:** • [Rise excessive](#)

Use caution when navigating these steps. Improvements could be made to handrails that would improve the safety of these stairs.

**Implication(s):** Trip or fall hazard

**Location:** Middle Basement Kitchen Staircase

**Task:** Improve



## STAIRS \ Handrails and guards

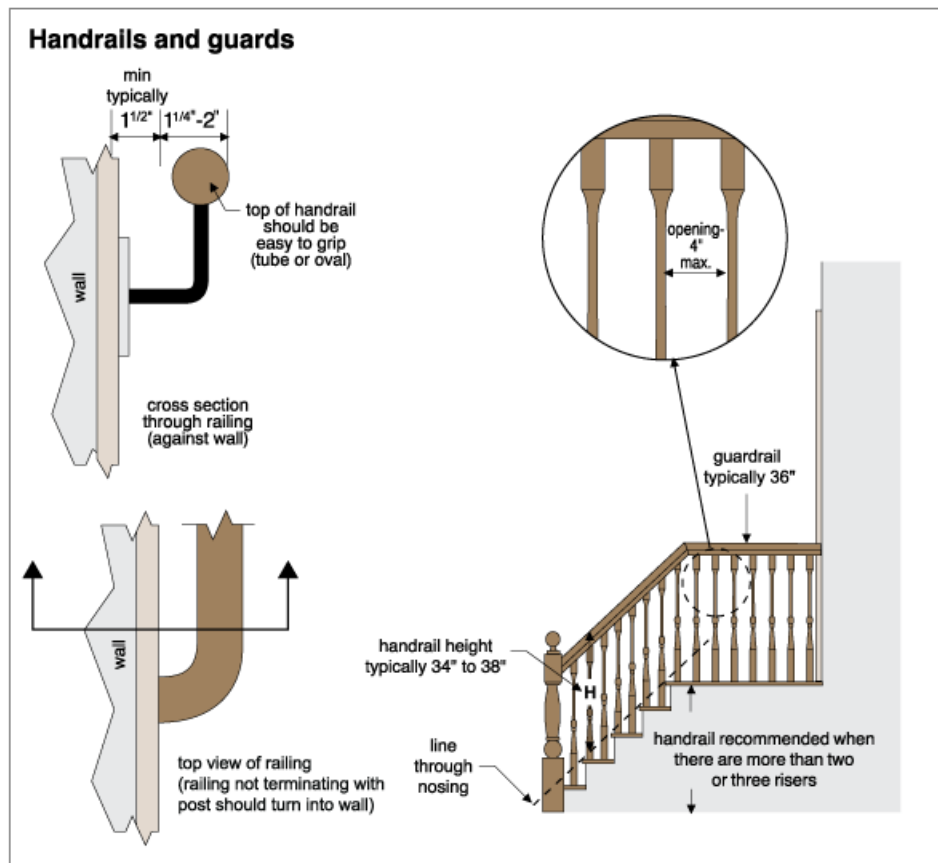
**25. Condition:** • [Too low](#)

**Implication(s):** Fall hazard

**Location:** Basement Kitchen

**Task:** Correct

**Time:** As soon as practical



60. Too low

**26. Condition:** • Handrail returns missing

**Location:** Middle Basement Staircase

**Task:** Improve

**Time:** As soon as practical



## EXHAUST FANS \ General notes

**27. Condition:** • Dirty

**Implication(s):** Poor airflow, increased moisture

**Location:** Hallway Bathroom

**Task:** Clean up, Level 2 - Moderate

**Time:** As soon as practical



61. *Dirty*

## APPLIANCES \ Range

**28. Condition:** • Anti-tip device missing

**Implication(s):** Physical injury

**Location:** Middle First Floor Kitchen

**Task:** Improve

**Time:** As soon as practical

**END OF REPORT**

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS