

INSPECTION REPORT



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

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



Puget Home Inspection
123 5TH AVE S
Burien, WA 98168
(206)333-7388

<http://pugethi.com>
PugetHI@gmail.com



August 2, 2020

Dear John Doe,

RE: Report No. 1007, v.2
12345 Newhome AVE S
Seattle, WA
98101

Thanks very much for choosing Puget Home Inspection to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Luke Chmura
on behalf of
Puget Home Inspection

Puget Home Inspection
123 5TH AVE S
Burien, WA 98168
(206)333-7388
<http://pugethi.com>
PugetHI@gmail.com

SUMMARY

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

Report No. 1007, v.2

<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

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Beams

Condition: • [Connections weak](#)

Deck post supports not properly mounted in concrete

Implication(s): Weakened structure | Chance of structural movement

Location: Throughout

Task: Improve

Time: As soon as possible

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 - installation

Condition: • [Double taps](#)

Implication(s): Fire hazard

Location: North First Floor Living Room

Task: Correct

Time: As soon as possible

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

No GFCI receptacles in necessary areas of house. Bathroom GFCI is ungrounded, this disables the GFCI capabilities of this receptacle.

Implication(s): Electric shock

Location: Exterior, Kitchen and Bathroom

Task: Correct

SUMMARY

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

Report No. 1007, v.2

<http://pugethi.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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](#)

ROOFING

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

Report No. 1007, v.2

<http://pugethi.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Approximate age: • 10-15 years

Roof Shape: • Hip and Valley

Inspection Methods & Limitations

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

Observations & Recommendations

RECOMMENDATIONS \ Overview

Condition: • No roofing recommendations are offered as a result of this inspection.

Location: Throughout Exterior Roof

EXTERIOR

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

Report No. 1007, v.2

<http://pugethi.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

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

Downspout discharge: • [Below grade](#) • [Above grade](#)

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

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

Wall surfaces and trim:

• [Wood](#)

Cedar

Driveway: • Concrete

Walkway: • Concrete

Deck: • Pressure-treated wood

Exterior steps: • Concrete

Patio: • Concrete

Observations & Recommendations

ROOF DRAINAGE \ Downspouts

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 contents, finishes and/or structure

Location: Northeast Exterior

Task: Improve

Time: As soon as practical



1. Discharge below grade

WALLS \ Wood siding

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

EXTERIOR

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

Report No. 1007, v.2

<http://pugethi.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Siding is loose on several locations on south side of house

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

Location: south

Task: Repair or replace by qualified contractor

Time: As soon as practical



2. Cracked, split or broken



3. Cracked, split or broken

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 contents, finishes and/or structure | Material deterioration | Rot | Insect damage

Location: exterior north

EXTERIOR

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

Report No. 1007, v.2

<http://pugethi.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

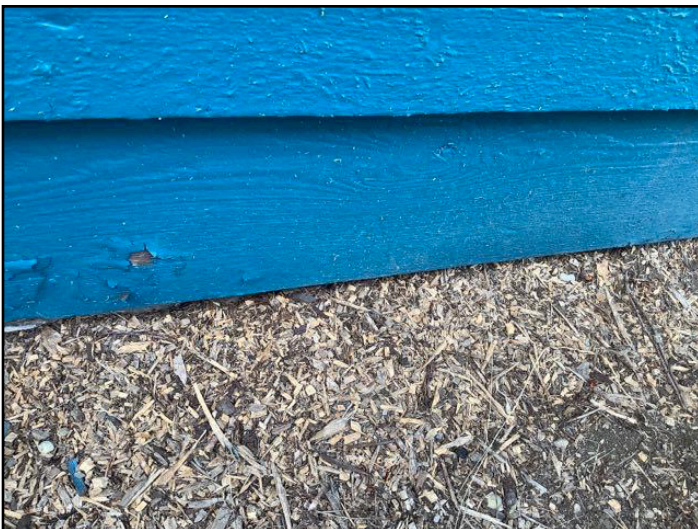
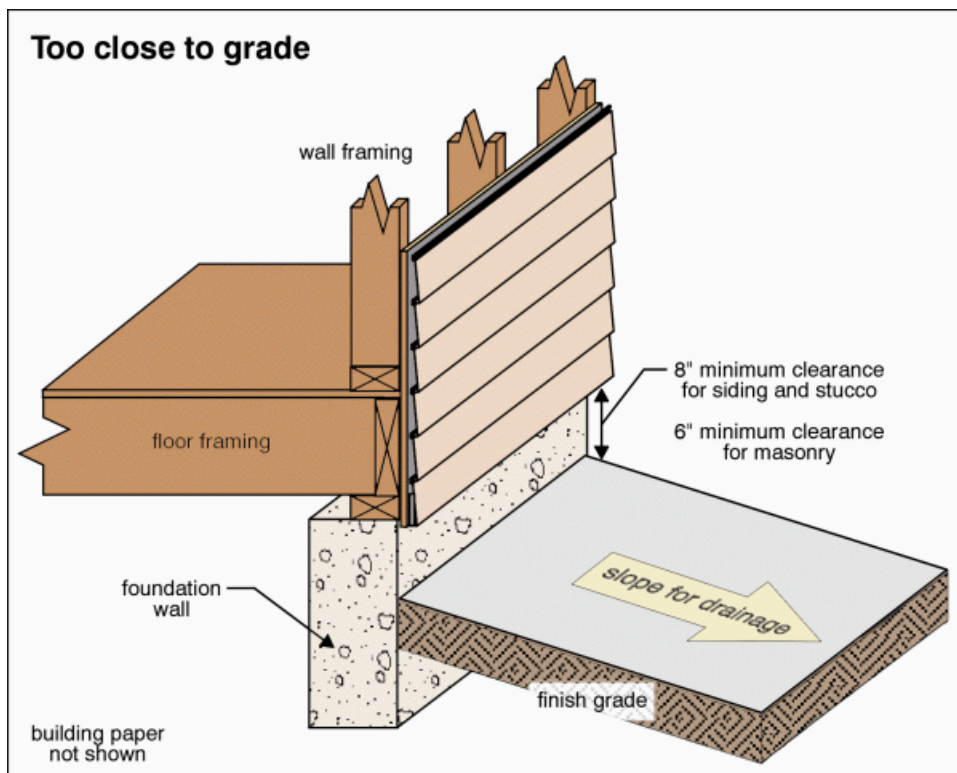
HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



4. Too close to grade



5. Too close to grade

Condition: • Siding touching chimney. Possible entry point for moisture and/or insects.

Location: Front

Task: Improve

Time: As soon as practical

EXTERIOR

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

Report No. 1007, v.2

<http://pugethi.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

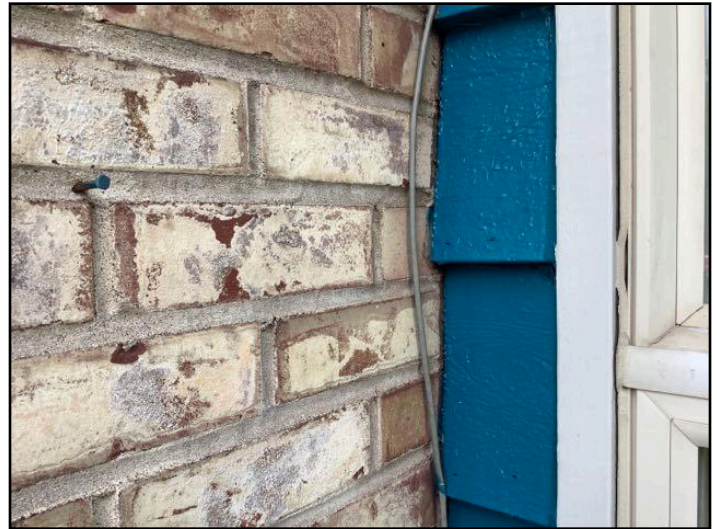
PLUMBING

INTERIOR

REFERENCE



6.



7.

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

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



8. Poorly built



9. Poorly built

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Beams

Condition: • [Connections weak](#)

Deck post supports not properly mounted in concrete

Implication(s): Weakened structure | Chance of structural movement

Location: Throughout

Task: Improve

Time: As soon as possible

EXTERIOR

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

Report No. 1007, v.2

<http://pugethi.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



10. Connections weak



11. Connections weak

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

Condition: • [Loose](#)

Implication(s): Fall hazard

Location: Front Exterior Porch

Task: Repair

Time: As soon as practical



12. Loose

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

Implication(s): Fall hazard

Location: Rear Exterior Deck

Task: Correct

Time: As soon as possible

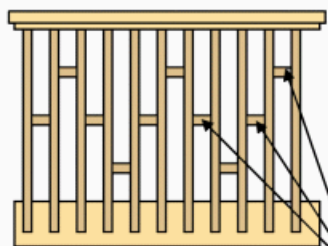
Spindle spacing

spindles should be spaced so that a 4" (6" in some areas) sphere cannot pass through the guard

spindles
(balusters)

4" diameter sphere
(6" in some
jurisdictions)

construction note:



horizontal details that make climbing the guard easier should be avoided



13. Openings too large



14. Openings too large

STRUCTURE

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

Report No. 1007, v.2

<http://pugethi.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • Rrafters/ceiling joists • [Plywood sheathing](#)

Location of access to crawl space: • North • Interior

Inspection Methods & Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Insulation

Attic/roof space:

• Entered but access was limited



15. Entered but access was limited



16. Entered but access was limited

Observations & Recommendations

RECOMMENDATIONS \ Overview

Condition: • No structure recommendations are offered as a result of this inspection.

Location: Various

ELECTRICAL

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

Report No. 1007, v.2

<http://pugethi.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

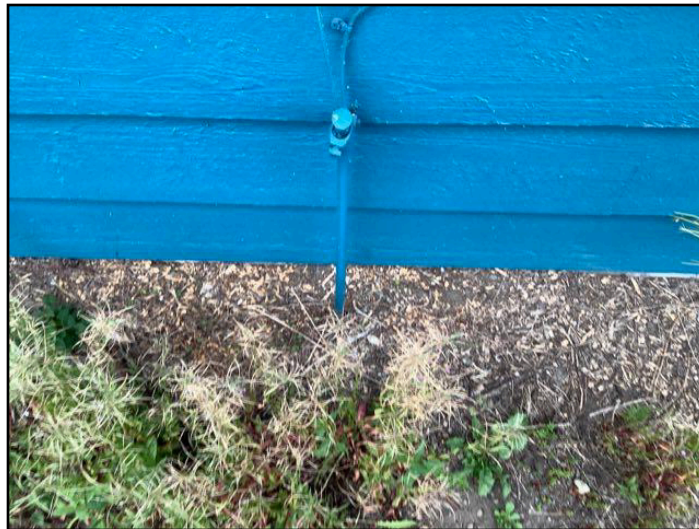
Service entrance cable and location: • [Overhead](#)

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

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

System grounding material and type:

• [Copper - ground rods](#)



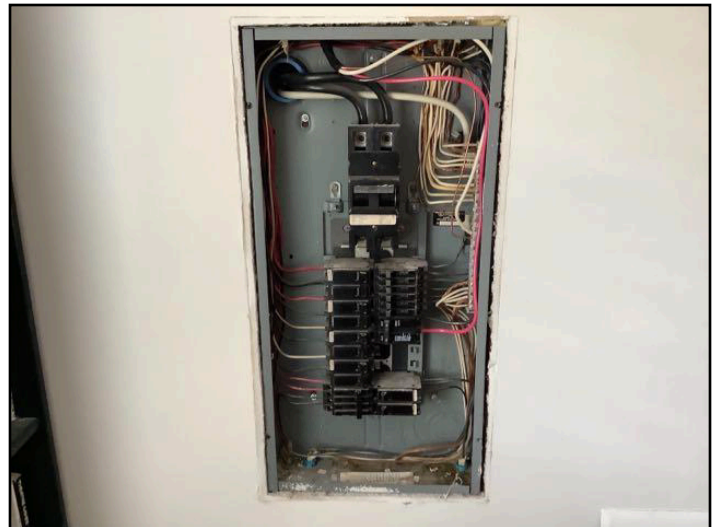
17. Copper - ground rods

Electrical panel manufacturers:

• Sylvania



18. Sylvania



19. Sylvania

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No GFCI

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

Observations & Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

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

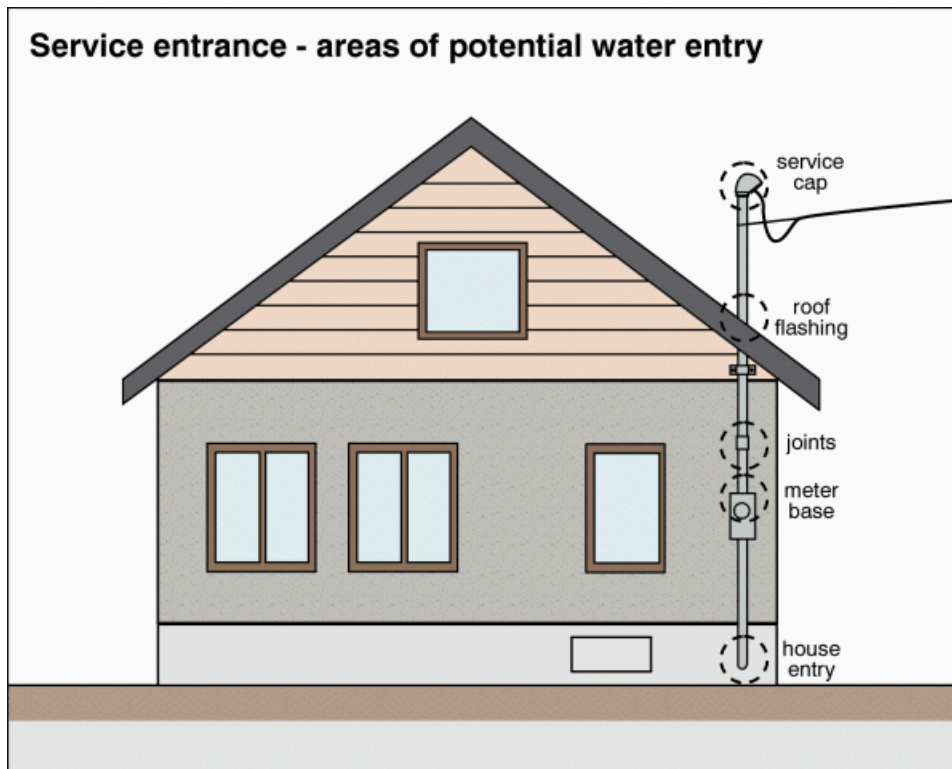
The masthead flashing boot is old and worn out. This is a possible entry point for moisture.

Implication(s): Electric shock

Location: North Exterior Roof

Task: Improve

Time: As soon as possible





20. Mast not weather-tight

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Double taps](#)

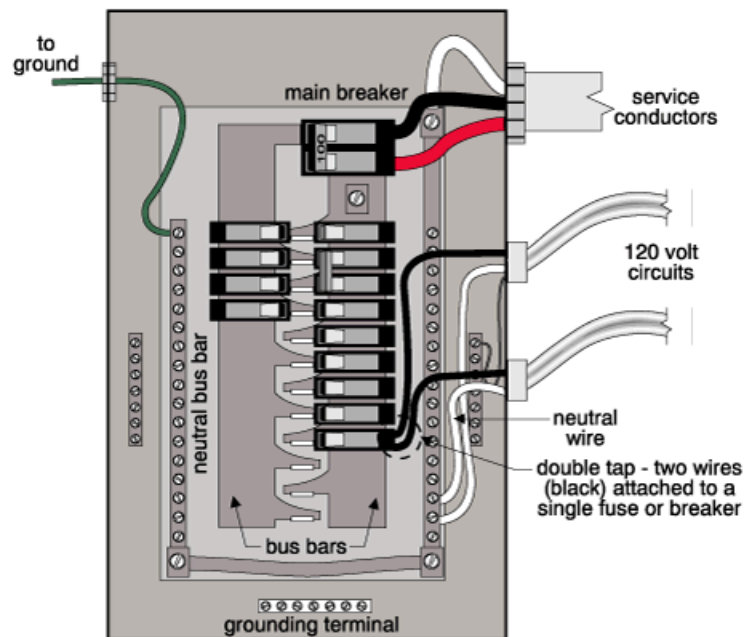
Implication(s): Fire hazard

Location: North First Floor Living Room

Task: Correct

Time: As soon as possible

Double tapping (double lugging)





21. Double taps

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Ungrounded](#)

Implication(s): Electric shock

Location: Throughout house

Task: Recommended qualified electrician to improve with grounded wires

Time: As soon as possible



22. Ungrounded



23. Ungrounded

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

No GFCI receptacles in necessary areas of house. Bathroom GFCI is ungrounded, this disables the GFCI capabilities of this receptacle.

Implication(s): Electric shock

Location: Exterior, Kitchen and Bathroom

Task: Correct

Time: As soon as possible

ELECTRICAL

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

Report No. 1007, v.2

<http://pugethi.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



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



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



26. Ungrounded GFCI in Bathroom

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

<http://pugethi.com>

REFERENCE

Page 16 of 24

INSULATION AND VENTILATION

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

Report No. 1007, v.2

<http://pugethi.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Wall insulation amount/value: • Not determined

Inspection Methods & Limitations

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

Observations & Recommendations

ATTIC/ROOF \ Attic staircase

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



29. Inadequate insulation



30. Inadequate insulation

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

Description

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

Supply piping in building: • [Plastic](#)

Main water shut off valve at the: • West • Basement • Exterior wall • Meter

Water heater type: • Tank

Water heater fuel/energy source: • [Electric](#)

Water heater manufacturer:

• Rheem

Model number: 82xr80-2 Serial number: RH 0998103871



31. Rheem



32. Rheem

Water heater tank capacity: • 80 Gallons

Water heater approximate age: • 22 years

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

• 110° F

PLUMBING

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

Report No. 1007, v.2

<http://pugethi.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



33. 110° F

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

Location of fuel storage tank/system: • East

Observations & Recommendations

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



34. Discharge arrangement poor



35. Discharge arrangement poor

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

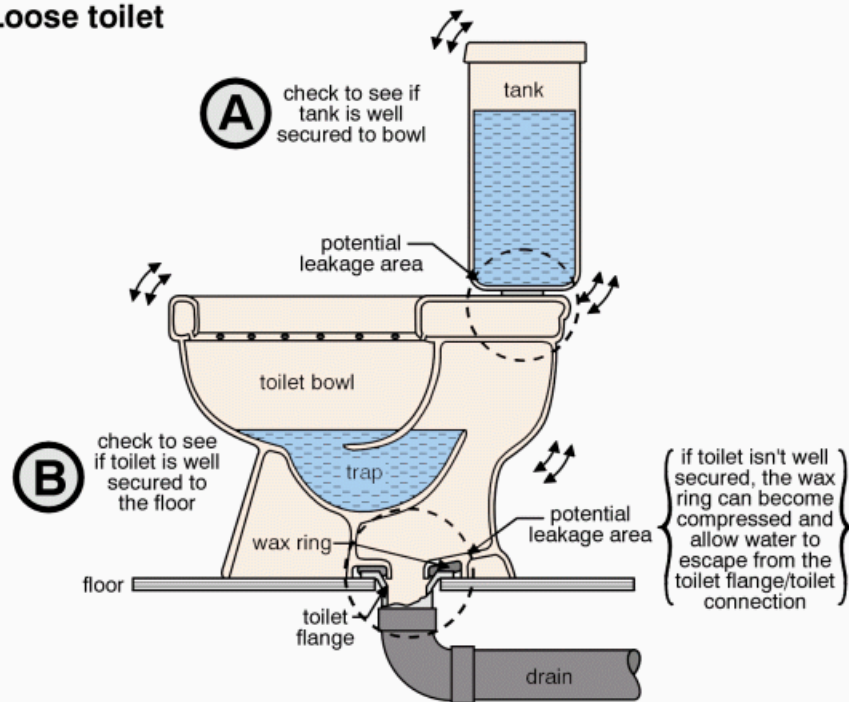
Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building | Possible hidden damage

Location: Bathroom

Task: Improve

Time: As soon as practical

Loose toilet



36. Loose

Description

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

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

Windows: • [Sliders](#) • [Casement](#) • [Skylight](#) • Vinyl • Aluminum

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

Stairs and railings: • Inspected

Inspection Methods & Limitations

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

Observations & Recommendations

STAIRS \ Treads

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

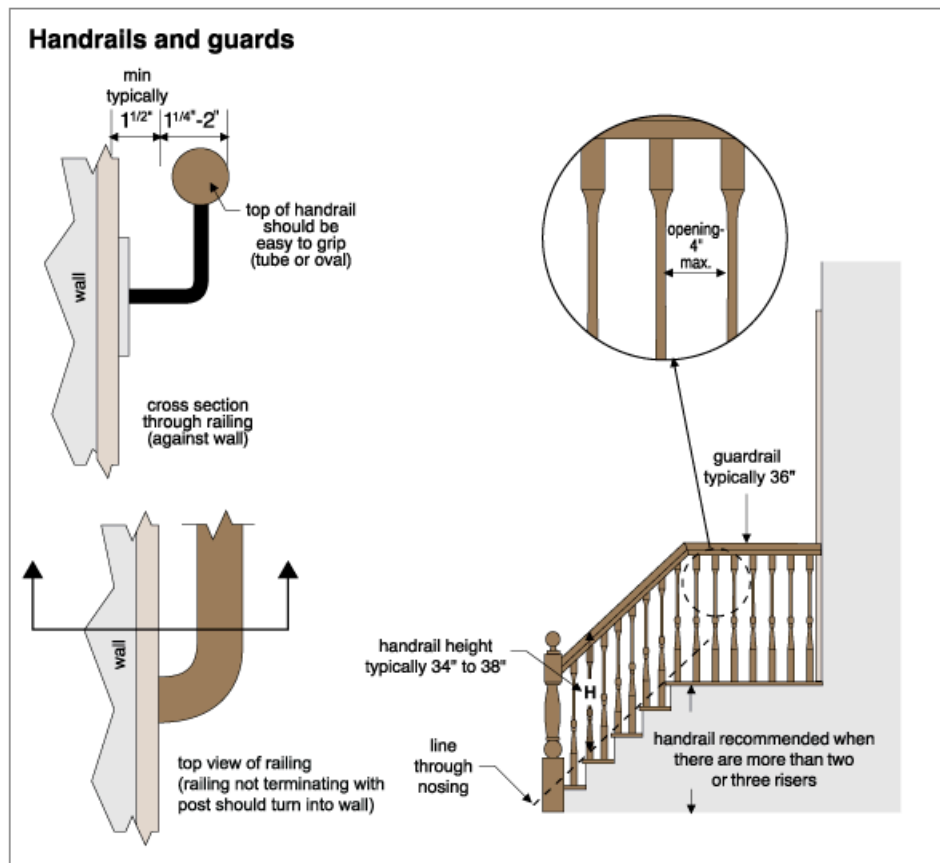
Condition: • [Too low](#)

Implication(s): Fall hazard

Location: Basement Kitchen

Task: Correct

Time: As soon as practical



37. Too low

Condition: • Handrail returns missing

Location: Middle Basement Staircase

Task: Improve

Time: As soon as practical

INTERIOR

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

Report No. 1007, v.2

<http://pugethi.com>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

APPLIANCES \ Range

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