

Home Inspection Report

STRAIGHT STREET

Inspector Information

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Property Address:

5260 16th Avenue NE
Seattle, WA 98105

Client Information

Alfred Moreno
5260 16th Avenue NE
Seattle, WA 98105

Date of Inspection: 07/07/2007

Time: 3:00pm

Weather Conditions: Sunny, clear skies

Attendance:

Buyer
Buyer's Agent
Seller
Tenant



Site Grounds & Grading

Driveway	Steps To Building	Sidewalks/Walkways	Retaining Walls	General Grading/Drainage
Trees & Shrubs	Grading At House Wall	Patio/Terrace	Deck/Porch	Fences

Exterior & Structure

Building Information	Wall Structure	Wall Covering	Exterior Receptacles	Exterior Windows
Exterior Doors	Foundation	Trim	Downspouts	Eaves & Soffits
Columns	Chimneys			

Roof Components

Roof Style	Roof Covering	Roof Leaks	Skylights	Gutters & Downspouts
Exposed Flashing	Vents / Protrusions			

Plumbing System

Water Entrance	Waste	Fixtures	Water Heater	Pipes
Drain	Vent Pipes			

Electrical

Service Line Entrance	Main Panel	Sub Panel	Circuits & Conductors	Outlets, Fixtures, & Switches
Smoke Detectors				

Attic

Attic Access	Attic Ventilation	Vent Pipes & Flashing	Ceiling Frame	Moisture & Mildew
Attic Insulation	Attic Sheathing			

Interior

Information	Floors	Walls	Ceilings	Entry Doors
Other Entry Doors	Interior Door # 1	Stairs / Railings	Windows	Interior Moisture
Interior Fireplace				

Bathroom 1

Location	Toilets	Ventilation	Bathtub	Shower Walls
Floor	Receptacles	Moisture & Mildew	Sinks	

Bathroom 2

Location	Toilets	Ventilation	Bathtub	Shower Walls
Floor	Receptacles	Moisture & Mildew	Sinks	

Bathroom 3

Location	Toilets	Ventilation	Bathtub	Shower Walls
Floor	Receptacles	Moisture & Mildew	Sinks	

Kitchen

Cabinets	Counters	Flooring	Ventilation	Microwave
Refrigerator	Dishwasher	Range/Oven	Sink	Moisture & Mildew

Basement/Crawlspace

Description	Foundation	Stairs	Floor	Walls
Floor Drain	Ceiling	Insulation	Ventilation	Vapor Barrier

Heating System

[Heating System](#)[Fuel Source](#)[Heat Distribution](#)[Supplemental Heat](#)

Garage/Carport

[Description](#)[Vehicle Doors](#)[Flooring](#)[Walls/Windows/Ceiling](#)[Ventilation](#)[Moisture and Mildew](#)[Receptacles](#)

IMPORTANT INFORMATION

This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

REPORT SUMMARY

Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

Driveway

Type: Concrete

Condition: Satisfactory

Steps To Building

Stair Type: Wood

Landing: Wood

Railing: Yes

Condition: Satisfactory



Sidewalks/Walkways

Type: Concrete

Condition: Satisfactory

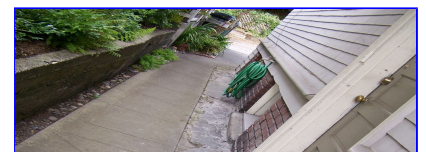


Retaining Walls

Type: Concrete

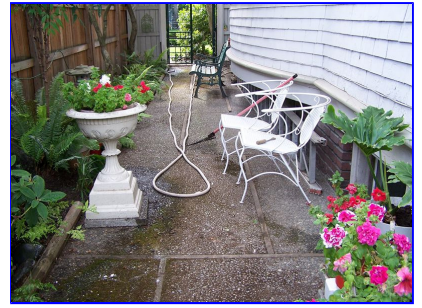
Location: Northside of home

Condition: Satisfactory



General Grading/Drainage

Condition: Satisfactory



Trees & Shrubs

Condition: Satisfactory

Comments:

All plants and trees very well manicured, no wood to earth contact or any conducive situations observed.



Grading At House Wall

Condition:



Patio/Terrace

Condition:

Type:

Location:

Deck/Porch

Condition: Satisfactory

Type: Wood

Construction: Bolted to House

Deck: On Grade

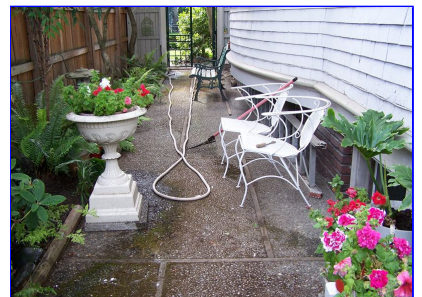
Railing: Yes



Fences

Condition: Satisfactory

Type: Wood, Wrought Iron, Masonry



Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

Building Information

Year Constructed: 1902

Type: Single

Wall Structure

Condition: Satisfactory

Type: Wood Frame, Brick



Wall Covering

Condition: Satisfactory

Type: Wood, Brick, Stucco

Exterior Receptacles

Condition: Satisfactory

Type: GFCI

Exterior Windows

Condition:



Exterior Doors

Condition:

Type:



Foundation

Condition: Satisfactory
Type: Concrete, Brick



Trim

Condition:
Type: Wood



Downspouts

Condition: Satisfactory



Eaves & Soffits

Condition: Satisfactory



Columns

Condition: Satisfactory
Type: Wood



Chimney(s)

Condition:
Type:



Location:

Roofing Components

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Roof Style

Type: Gable

Viewed from: Ladder, Roof Surface



Roof Covering

Shingles: Asphalt

Layers: 1 Layer

Approximate Age: 5 years old years

Condition: Satisfactory

Roof Leaks

Leaks: None Observed

Viewed: Ladder, Roof Surface

Gutters & Downspouts

Type: Galvanized

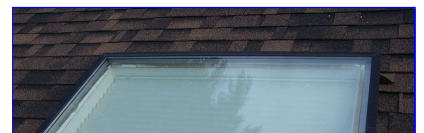
Condition: Satisfactory

Extensions: No Extensions



Skylights

Condition: Satisfactory



Comments:

Recommend re-glazing perimeters of skylight. No moisture damage at this point.

Exposed Flashing

Type: Galvanized

Condition: Satisfactory

Plumbing Systems

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Water Entrance

Service: Public

Type: Copper

Main Shutoff Valve Location: Lower basement

Size: 3/4

Waste

Condition: Satisfactory

Type: Public

Pipes: Cast Iron

Fixtures

Condition: Satisfactory



Water Heater

Condition: Satisfactory

Fuel Type: Electric

Location: basement

Capacity: 50

Extension: Present

Relief Valve: Present

Seismic Restraint: Not Applicable

Gas Shutoff:

Venting (Air Supply): Present

Pipes

Condition: Satisfactory
Material: Copper, Lead
Flow Rate: Satisfactory

Drains

Condition: Satisfactory
Type: Copper, Cast Iron

Vent Pipes

Condition: Satisfactory
Type: Cast Iron

Electrical Systems & Components

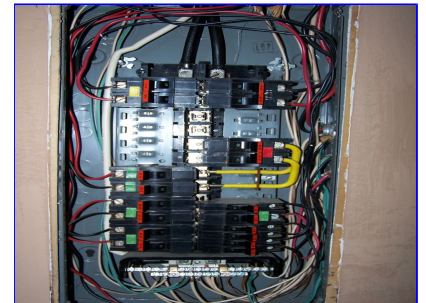
Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

Service Line Entrance

Condition: Satisfactory
Type: Underground
Conductor: Aluminum
Location: Basement
Wiring: Romex (Encased in Plastic), Conductors in Conduit
Volts: 240 - 120v
Capacity: 200a

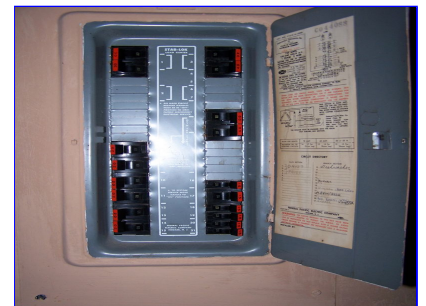
Comments:

Dwelling has been re-wired within twenty years



Main Panel

Condition: Satisfactory
Volts: 240-120v
Capacity: 200A
Type of Overload Protection: Circuit Breakers
Bonding: Bonded
Grounding: Grounded
Location: Basement



Sub Panel

Condition: Satisfactory
Volts:

Capacity: 60A
Location: Garage

Circuits & Conductors

Condition: Satisfactory
Type of Wiring: Romex

Outlets	Number	GFCI
Exterior	1	No
Garage	3	No
Kitchen	2	Yes
Bathroom	2	Yes

Outlets, Fixtures, & Switches

Number Tested: All Visible
Method of Testing: circuit and GFCI tested
Condition: Satisfactory
Outlet Testing:
Reverse Polarity:
Non-GFCI: Yes
Ungrounded:
Voltage Drop:

Smoke Detectors

Condition: Satisfactory
Smoke Detectors: Tested

Problems:

-There are bedrooms without nearby smoke detectors.

Comments:

Basement smoke alarm either needs battery or replaced with new alarm

Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

Attic Access

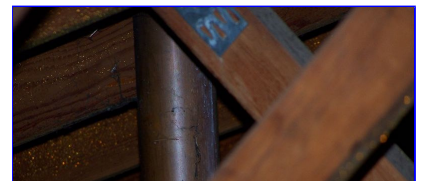
Access Type: Stairs
Attic Access Location: Second floor utility room

Attic Ventilation

Condition: Satisfactory
Type: Windows, Ridge Vents, Roof Vents
Fan Type:

Vent Pipes & Flashing

Condition: Satisfactory
Leaks Observed: No Leaks



Ceiling Frame

Condition: Satisfactory

Type of Framing: Joist Framing



Moisture & Mildew

Condition: Satisfactory

Type: None

Comments:

Humidity test within normal reading.

Attic Insulation

Condition: Satisfactory

Type: Batts, Combination, Cellulose

Location: In Floor

Average Depth (Inches): 12"



Attic Sheathing

Observed: Observed

Condition: Satisfactory

Interior Components

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors under rlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

General Information

Number of Bathrooms: 3

Number of Bedrooms: 6

Comments:

Master Bedroom with column and ornamental molding



Floors

Condition: Satisfactory

Type of floor: Hardwood, Ceramic Tile, Vinyl

Walls

Condition: Satisfactory

Type: Drywall, Plaster



Ceilings

Condition: Satisfactory

Type: Drywall, Plaster

Entry Doors

Condition: Satisfactory

Material: Wood

Insulation: Insulated

Comments:

Entry foyer area



Other Entry Doors

Condition: Satisfactory

Type of Door: Sliding Glass

Insulation: Insulated

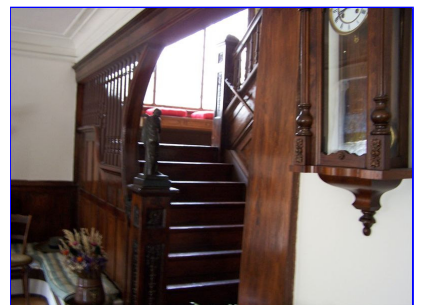
Interior Doors (door # 1)

Location: main floor

Condition: Satisfactory

Stairs / Railings

Condition: Satisfactory



Windows

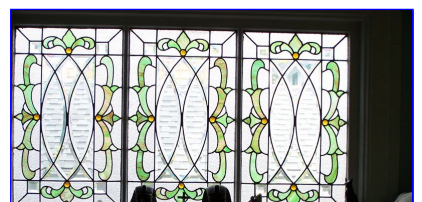
Condition: Satisfactory

Type: Casement, Fixed

Material: Wood, Metal

Glass:

Storm Windows: No



Comments:

Beaded lead windows

Moisture and Mildew

Condition: Satisfactory

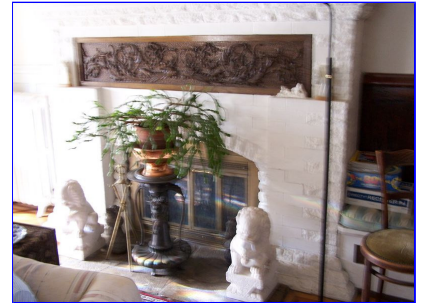
Degree of Damage: None

Fireplace

Condition: Satisfactory

Type: Masonry

Operational: Yes

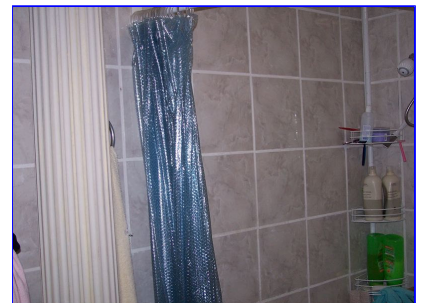


Bathroom 1

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Bathroom Location

Location: Main floor

**Toilets**

Condition: Satisfactory

**Ventilation**

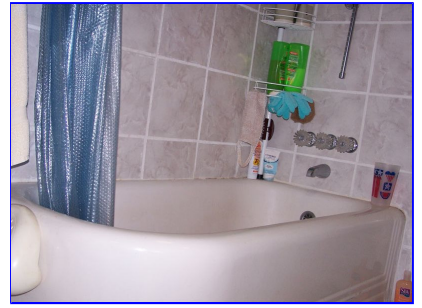
Condition: Satisfactory

Fan Vents To: Attic, Outside

Bathtub

Condition: Satisfactory

Type: Built-In



Shower Walls

Condition: Satisfactory

Type: Ceramic Tile



Floor

Condition: Satisfactory

Type: Ceramic Tile

Receptacles

Condition: Satisfactory

Type: GFCI

Moisture & Mildew

Condition: Satisfactory

Type: None

Sinks

Condition: Satisfactory



Bathroom 2

Bathroom Location

Location: Second floor

Toilets

Condition: Satisfactory

Ventilation

Condition: Satisfactory
Fan Vents To: Attic

Bathtub

Condition: Satisfactory
Type: Built-In

Shower Walls

Condition: Satisfactory
Type: Ceramic Tile

Floor

Condition: Satisfactory
Type: Ceramic Tile

Receptacles

Condition: Satisfactory
Type: GFCI

Moisture & Mildew

Condition: Satisfactory
Type: None

Sinks

Condition: Satisfactory

Bathroom 3

Bathroom Location

Location: Basement

Toilets

Condition: Satisfactory

Ventilation

Condition: Satisfactory
Fan Vents To: Outside

Bathtub

Condition: Satisfactory
Type: Stall Shower

Shower Walls

Condition: Satisfactory
Type: Ceramic Tile

Floor

Condition: Satisfactory
Type: Ceramic Tile

Receptacles

Condition: Satisfactory

Type: GFCI

Moisture & Mildew

Condition: Satisfactory

Type: None

Sinks

Condition: Satisfactory

Kitchen

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Cabinets

Condition: Satisfactory



Counters

Condition: Satisfactory

Counter Tops: Tile

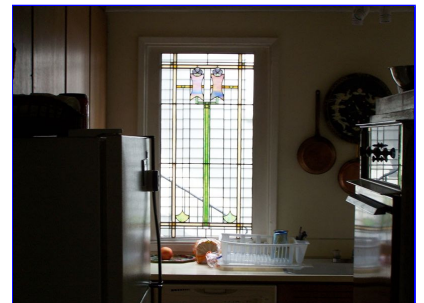
Dishwasher

Condition:

Operational: Not Inspected

Make: Whirlpool

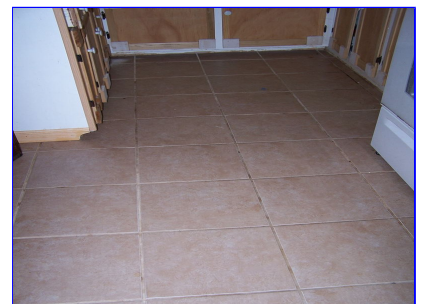
Model:



Flooring

Condition: Satisfactory

Type: Tile



Microwave

Condition: Satisfactory
Operational: Operating
Make: Whirlpool
Model:

Comments:
2005 Model



Moisture and Mildew

Condition: Satisfactory
Degree of Damage: None

Range/Oven

Condition: Satisfactory
Fuel Type: Electric
Operational: Operating
Make: Whirlpool
Model: RF368LXPQ

Comments:
2005 Model



Refrigerator

Condition: Satisfactory
Operational: Operating
Make: Whirlpool
Model: 1S25AGAXFQ00

Problems:

Comments:
2005 Model

Sink

Condition: Satisfactory

Ventilation

Condition: Satisfactory
Fan Vents To: Exterior



Basement / Crawlspace

Many of the building's structural elements and portions of its mechanical systems are visible inside the Crawlspace. These include the foundation, portions of the structural framing, distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function,

excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawlspace during the rainy season.

Description

Type: Full, Slab

Access Location: Stairs, Interior Opening

Foundation

Condition: Satisfactory

Type: Concrete, Brick

Stairs

Condition: Satisfactory

Floor

Condition: Satisfactory

Floor Type: Concrete

Walls

Condition: Satisfactory

Wall Type: Closed

Floor Drain

Condition: Satisfactory

Visibility: Visible

Ceiling

Condition: Satisfactory

Ceiling Type: Closed

Comments:

one area is open in ceiling for plumbing and electrical key areas open for access

Insulation

Condition: Satisfactory

Location: basemnet

Ventilation (Crawl Space)

Condition: Satisfactory

Location:

Type:

Location:

Vapor Barrier (Uninsulated Crawl Space)

Condition: Satisfactory

Visibility: Not Visible

Heating System

Our examination of the heating system includes a visual examination of the exposed and accessible heating

equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

Heating System

Condition: Satisfactory

Type: Radiant Heat

Fuel: Oil

Age: 50 year old boiler years

Capacity: 90,000BTU BTU's

Heat System Location: Basement

Thermostat Location: Main floor

Fuel Source

Condition: Satisfactory

Fuel Type: Oil

Fuel Supply:

Status:

Heat Distribution

Condition: Satisfactory

Type: Radiant

Pipes: Copper

Located in: Some Rooms



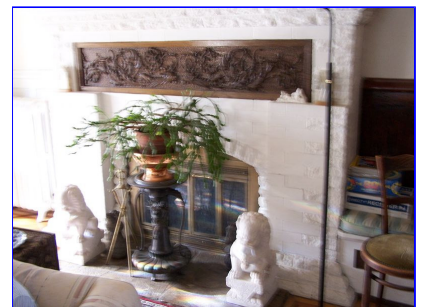
Supplemental Heat

Condition: Satisfactory

Type: Wood

Location: Main floor

Venting: Satisfactory



Garage / Carport

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.
