WRE Form 42 Rev. 01/2020



#### NOTICE TO BUYER: SELLER-PROCURED INSPECTION REPORT

The	following notic	ce is given with res	pect to the Pu	urchase and Sale Ag	reement dated <sub>-</sub>	
	veen					("Buyer")
	Ajeet Kumar			Juhi Amitkuma		("Seller")
cond	erning <u>14153</u>	176th Avenue NE		Redmond	WA 98052	("the Property").
Selle appl		is giving Buyer the	e following Ins	pection Report(s) c	oncerning the Pr	operty (check all that
	Whole Hou	se Inspection				
	Sewer Inspe	•				
	•					
the insp	condition of ectors chosen	the Property. Buy	yer is advised the inspectors	d to procure their s that prepared the	own inspection	ess or implied, about ns from professional ort(s). Buyer has the
Ai	eet Kumar	07/23/25		Juhi Amitku	ımar Naik 07/	23/25
Selle	er		DATE	Seller		DATE
The		<b>dgment of Receipt</b> uyer acknowledge		ne foregoing Notice	and the above-r	eferenced Inspection
Buye			DATE	Buyer		DATE

# Ajeet Kumar and Juhi Amitkumar Naik 14153 176th Ave NE Redmond, WA 98052

Per the seller, the following items listed on the pre-sale inspection summary dated (6/2/2025), are being corrected by the seller as part of preparation for sale in good faith.

#### 1) The following actions items have been completed by seller as of 7/23/2025

Exposed nails on roof - sealed

Clogged Gutter - cleaner

Exterior paint finishes - touched up

Rotten wood portions on exterior sidings and trims - replaced and repainted

Dishwasher - Replaced and drain line properly routed

GFCI added/fixed on all required outlets

Exhaust fan switch fixed in guest bathroom

New caulking in powder room

New caulking in master bathroom vanity

Toilet connection in powder room fixed

Hot water temperature turned down to recommendation

All electrical outlets fixed

Dryer outlets secured to wall

#### 2) The Seller will correct the following items by closing:

N/A

# 3) If requested in the Purchase and Sale Agreement, the Seller will consider the following corrections by closing:

Addition of water diversion "cricket" to chimney on roof

Occupant door from garage to the home to be replaced with fire rated door



# **GENERAL INFO**

**Property Address** 

14153 176th Ave NE Redmond WA 98052

Customer(s)

Ajeet Kumar

**Date of Inspection** 

6/2/2025

**Time of Inspection** 

09:00 AM

**Report ID** 

20250602-14153-176th-Ave-NE

**Real Estate Agent** 

Matthew Miller

# Q INSPECTION DETAILS

In Attendance:

Seller only

Approximate age of building:

Over 25 Years

Ground/Soil surface condition:

Dry

Type of building:

Single Family (2 story)

Temperature:

Below 60 (F) = 15.5 (C)

Rain in last 3 days:

Yes

Style of Home:

Contemporary

Weather:

Clear

# COMMENT KEY & DEFINITIONS

#### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

<u>Inspected (IN)</u> = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Monitor or Maintenance Item (MI) = Two possible recommendation options, see below for clarification.

<u>Monitor</u> - This component or item warrants monitoring in the future. Although the component may be functional at the time of this inspection the item may be nearing the end of its useful life due to age, current wear or general condition.

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**Maintenance** – This component or system, in the opinion of the attending inspector needs general maintenance or minor modification to perform as intended. These modifications will either be called out specifically by the inspector or referred to a qualified person as is appropriate for the condition found.

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# GENERAL SUMMARY



Stanton's Home Inspection Services 425-442-4637

Customer

Ajeet Kumar

**Address** 

14153 176th Ave NE Redmond WA 98052

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information

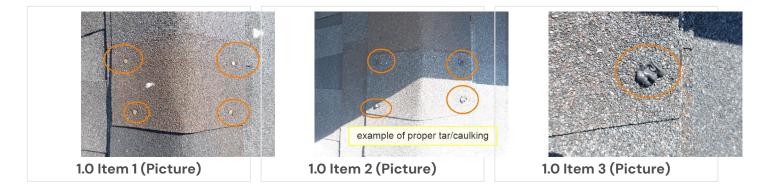
of concern to the customer. It is recommended that the customer read the complete report.

#### 1. ROOFING

#### 1.0 MAIN ROOF COVERINGS

TREPAIR OR REPLACE

The exposed nails on the roof should be sealed with tar or caulking. I would recommend contacting your roofer to have this done.



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#### 1.2 CHIMNEYS AND ROOF PENETRATIONS

#### TREPAIR OR REPLACE

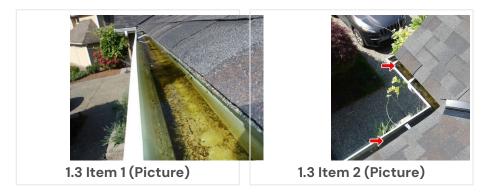
By today's standards all chimneys that exceed 30" in width above the roof line should have a water diversion "cricket" built on the up roof side to more effectively divert water around it.



#### 1.3 ROOF DRAINAGE SYSTEMS

#### REPAIR OR REPLACE

The gutters on the front of the home are clogged and need to be cleaned of any debris.



#### 2. EXTERIOR

#### 2.0 WALL CLAD AND TRIM

#### TREPAIR OR REPLACE

(1) The exterior paint finishes are in generally poor condition. This finish protects the envelope of the home from the elements. I recommend that a professional painting company evaluate, prep and re-paint in the near future.



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(2) Wood rot was found on the lap siding and trim pieces of the home. I would recommend having a contractor to further evaluate and remove any rotten wood pieces and replace with prepped and painted pieces.





# 3. BUILT-IN KITCHEN APPLIANCES

#### 3.0 DISHWASHER

#### TREPAIR OR REPLACE

The dishwasher drain line was not properly routed. There should be an air gap device installed or a high loop drain line method. If the drain "P" trap were to become clogged the water would run back the dishwasher drain line and not up into the sink, causing potential flooring damage.

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# 5(A) . HALL BATH

#### 5.3.A OUTLETS SWITCHES AND FIXTURES

#### TREPAIR OR REPLACE

The GFCI receptacle will not reset and needs to be replaced by a licensed electrician.

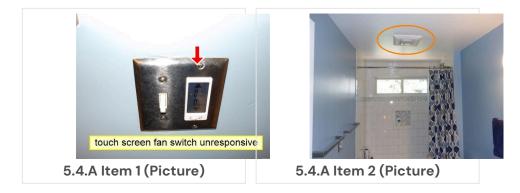


5.3.A Item 1 (Picture)

#### 5.4.A EXHAUST FAN

#### TREPAIR OR REPLACE

The exhaust fan was not operational at the time of inspection. I recommend having this repaired or replaced by a licensed electrician.



# 5(C) . 1/2 BATH

#### 5.0.C COUNTERS AND CABINETS

REPAIR OR REPLACE

14153 176th Ave NE Page 7 of 46 The caulking is failing at the back splash. I recommend removing the old failed caulking and new caulking is recommended to fill the cracks at the counter to backs splash connection.



#### 5.6.C TOILET

#### TREPAIR OR REPLACE

The toilet connection at the floor is loose. This condition can allow a small amount of water to escape into the floor system during flushing which can cause floor framing rot. I recommend that the toilet be removed, a new wax ring installed and the toilet securely fastened to the floor

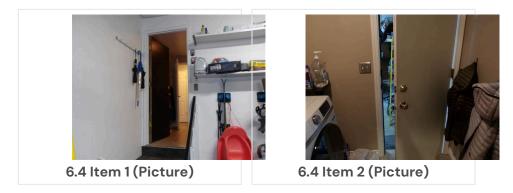


#### 6. GARAGE

#### 6.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

#### REPAIR OR REPLACE

The occupant door from inside garage to inside the home is not a fire rated door nor does it have self closing hinges. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door and self closing hinges.



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## 7. HEATING / CENTRAL AIR CONDITIONING

#### 7.10 COOLING AND AIR HANDLER EQUIPMENT

#### ☐ NOT INSPECTED.

The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. Operating the air conditioner below this temperature could damage the condenser unit..







7.10 Item 2 (Picture)

# 8. PLUMBING SYSTEM

#### 8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

#### TREPAIR OR REPLACE

The hot water temperature recorded exceeded the maximum recommended temperature of 120 degrees F. The thermostat on the hot water tank needs to be adjusted to lower the temperature of the hot water to a safe level.



8.2 Item 1 (Picture)

#### 9. FLECTRICAL SYSTEM

- 9.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)
  - REPAIR OR REPLACE
  - (1) In the dining room there are two outlets that do not have power. After speaking with the homeowner, hearing how this outlet will gain power randomly makes me think there possible could be a loose wire. Loose

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wires can be a safety issue and a fire hazard. I would recommend an electrician to evaluate and make repairs/ replace these outlets.



(2) The 220 outlet for the dryer is loose and should be securely fastened to the wall. Any movement in receptacles like this can lead to loose or worn out wires and could become a fire hazard.



# 9.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) WITHIN 6FT OF A WATER SOURCE

REPAIR OR REPLACE

GFCI, (outlets for enhanced safety at wet locations) are recommended in the kitchen.



9.5 Item 1 (Picture)



9.5 Item 2 (Picture)



9.5 Item 3 (Picture)

#### 10. STRUCTURAL COMPONENTS

#### 10.2 COLUMNS OR PIERS

TREPAIR OR REPLACE

Although not likely required at the time of construction, I recommend that positive connection brackets be installed at all of the post bases to the concrete pads. Post to beam gussets are also recommended, both of these recommendations are meant to bring these connections up to today's standards for improved

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#### earthquake stability.



Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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# **© RESULTS AT A GLANCE**

128

ITEMS INSPECTED
Total number in report.

17

SUMMARY COMMENTS

Total number in report.

71

PHOTOS

Total number in report.



#### 👚 1. ROOFING

#### **B** DESCRIPTION

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

#### STYLES & MATERIALS: ROOFING

**Roof Covering:** 

Viewed roof covering from:

Sky Light(s):

Architectural

Walked roof

**Number of layers:** 

One

Chimney (exterior):

Brick

One

ITEMS: ROOFING

#### 1.0 MAIN ROOF COVERINGS

#### REPAIR OR REPLACE

The exposed nails on the roof should be sealed with tar or caulking. I would recommend contacting your roofer to have this done.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)

#### 1.1 FLASHINGS

#### 1.2 CHIMNEYS AND ROOF PENETRATIONS

TREPAIR OR REPLACE

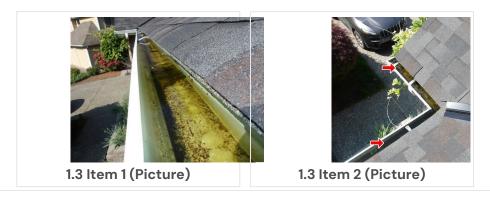
14153 176th Ave NE Page 13 of 46 By today's standards all chimneys that exceed 30" in width above the roof line should have a water diversion "cricket" built on the up roof side to more effectively divert water around it.



#### 1.3 ROOF DRAINAGE SYSTEMS

#### REPAIR OR REPLACE

The gutters on the front of the home are clogged and need to be cleaned of any debris.



#### 1.4 SKYLIGHTS

#### 

Skylight views, no deficiencies noted this inspection.



1.4 Item 1 (Picture)

#### 1.5 SECONDARY ROOF

**⊘** NOT PRESENT

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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#### 2 FXTFRIOR

#### DESCRIPTION

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

#### STYLES & MATERIALS: EXTERIOR

**Siding Style:** Siding & Trim Materials: **Exterior Entry Doors:** 

Wood Wood Lap

**Appurtenance: Driveway:** Deck Concrete

ITEMS: EXTERIOR

#### 2.0 WALL CLAD AND TRIM

#### TREPAIR OR REPLACE

(1) The exterior paint finishes are in generally poor condition. This finish protects the envelope of the home from the elements. I recommend that a professional painting company evaluate, prep and re-paint in the near future.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)

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(2) Wood rot was found on the lap siding and trim pieces of the home. I would recommend having a contractor to further evaluate and remove any rotten wood pieces and replace with prepped and painted pieces.







2.0 Item 7 (Picture)



2.0 Item 8 (Picture)



2.1 DOORS (EXTERIOR)

# 2.2 WINDOWS

**⊗** INSPECTED

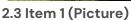
2.3 DECKS, BALCONIES, STOOPS, STEPS, STAIR WAYS, PATIOS AND PORCHES

**⊗** NOT INSPECTED

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The deck inspection was limited to the surface and perimeter areas only. The view of the condition of the deck framing was limited to a small area of the deck.







2.3 Item 2 (Picture)



2.3 Item 3 (Picture)

# 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

#### 

(1) All vegetation that is in contact with the home should be trimmed back from the home a minimum of 6 inches. This is a conducive condition to wood destroying organisms.



2.4 Item 1 (Picture)



2.4 Item 2 (Picture)



2.4 Item 3 (Picture)



2.4 Item 4 (Picture)

(2) The tree limbs that are in contact with roof or hanging near roof should be trimmed.



2.4 Item 5 (Picture)

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#### 2.5 DECK FLASHINGS AND PATIO COVERS

#### **⊘** NOT PRESENT

There is no deck to wall flashing visible above or below the deck. This flashing is intended to divert water away from the ledger board connection to the home where water could penetrate into the wall framing along the lag bolts fasteners. I recommend that an appropriate flashing be installed.



# 2.6 EAVES, SOFFITS AND FASCIAS

#### 

(1) Rot was found on the fascia of the home. I would recommend a contractor to further evaluate and remove and replace any rotten wood with new prepped and painted pieces.



(2) The paint on the soffit and fascia is failing. I recommend that a professional painting company evaluate, prep and re-paint in the near future.



#### **2.7 OTHER**

NOT PRESENT

#### 2.8 RETAINING WALLS

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#### 2.9 DRIVEWAY

**⊘** INSPECTED

#### 2.10 FENCES AND GATES

**⊘** INSPECTED

#### 2.11 SIDEWALKS

**⊘** INSPECTED

#### 2.12 OTHER EXTERIOR COMPONENTS

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## 👚 3. BUILT-IN KITCHEN APPLIANCES

#### **B** DESCRIPTION

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

#### 💸 STYLES & MATERIALS: BUILT-IN KITCHEN APPLIANCES

**Dishwasher Brand: Exhaust/Range hood: Disposer Brand:** 

**KENMORE BADGER IKEA** 

Range/Oven: **Built in Microwave: Refrigerator:** 

IKFA GENERAL ELECTRIC IKFA

#### ITEMS: BUILT-IN KITCHEN APPLIANCES

#### 3.0 DISHWASHER

#### REPAIR OR REPLACE

The dishwasher drain line was not properly routed. There should be an air gap device installed or a high loop drain line method. If the drain "P" trap were to become clogged the water would run back the dishwasher drain line and not up into the sink, causing potential flooring damage.



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)

#### 3.1 RANGES/OVENS/COOKTOPS

#### 3.2 RANGE HOOD

#### 3.3 FOOD WASTE DISPOSER

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#### 3.4 MICROWAVE COOKING EQUIPMENT

**⊗** INSPECTED

#### 3.5 KITCHEN SINK

**⊗** INSPECTED

#### 3.6 REFRIGERATOR

**⊗** INSPECTED

#### 3.7 COUNTERS AND CABINETS

**⊗** INSPECTED

#### 3.8 SPECIAL FEATURES

NOT PRESENT

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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#### 4 INTERIORS

#### **B** DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

#### STYLES & MATERIALS: INTERIORS

**Ceiling Materials:** 

Wall Material:

Carpet

Floor Covering(s):

Tile Wood

**Interior Doors:** 

Drywall

**Window Types:** 

Countertop:

Window Manufacturer: **UNKNOWN** 

Hollow core Jalousie

**Picture** Sliders

Drywall

Cabinetry:

Quartz

Wood

ITEMS: INTERIORS

4.0 CEILINGS

4.1 WALLS

**4.2 FLOORS** 

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

4.5 WINDOWS (REPRESENTATIVE NUMBER)

INSPECTED, NOT INSPECTED

14153 176th Ave NE Page 23 of 46 NI-Not all windows were inspected due to home owners personal belongings.



4.5 Item 1 (Picture)

## 4.6 DOORS (REPRESENTATIVE NUMBER)

**⊗** INSPECTED

#### 4.7 SPECIAL FEATURES

NOT PRESENT

#### 4.8 OTHER COMPONENTS

NOT PRESENT

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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# 🛪 STYLES & MATERIALS: HALL BATH

#### **Exhaust Fans:**

None

ITEMS: HALL BATH

#### 5.0.A COUNTERS AND CABINETS

**⊘** INSPECTED

#### 5.1.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**⊗** INSPECTED

#### 5.2.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**⊗** INSPECTED

#### 5.3.A OUTLETS SWITCHES AND FIXTURES

TREPAIR OR REPLACE

The GFCI receptacle will not reset and needs to be replaced by a licensed electrician.



5.3.A Item 1 (Picture)

#### 5.4.A EXHAUST FAN

TREPAIR OR REPLACE

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The exhaust fan was not operational at the time of inspection. I recommend having this repaired or replaced by a licensed electrician.





5.4.A Item 1 (Picture)

5.4.A Item 2 (Picture)

#### 5.5.A SINK AND FAUCETS

**⊘** INSPECTED

#### 5.6.A TOILET

**⊗** INSPECTED

#### 5.7.A BATH TUB

**⊗** INSPECTED

## 5.8.A SHOWER

**⊗** INSPECTED

#### 5.9.A WATER INTRUSION

# 5.10.A SPECIAL FEATURES

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# 🛪 STYLES & MATERIALS: MASTER BATH

#### **Exhaust Fans:**

Fan only

ITEMS: MASTER BATH

#### **5.0.B COUNTERS AND CABINETS**

#### **⊗** INSPECTED

The back splash to the wall has failed caulking. I don't think that this failed caulking will be a major issue for water intrusion, but I would recommend removing all the caulking and re-caulk.







5.0.B Item 2 (Picture)

# 5.1.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**⊗** INSPECTED

#### 5.2.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**⊗** INSPECTED

#### 5.3.B OUTLETS SWITCHES AND FIXTURES

**⊗** INSPECTED

#### 5.4.B EXHAUST FAN

**⊘** INSPECTED

#### 5.5.B SINK AND FAUCETS

**⊗** INSPECTED

#### 5.6.B TOILET

**⊗** INSPECTED

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# 5.7.B BATH TUB

## 5.8.B SHOWER

**⊗** INSPECTED

# 5.9.B WATER INTRUSION

# 5.10.B SPECIAL FEATURES

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# \* STYLES & MATERIALS: 1/2 BATH

#### **Exhaust Fans:**

Fan

ITEMS: 1/2 BATH

#### 5.0.C COUNTERS AND CABINETS

#### TREPAIR OR REPLACE

The caulking is failing at the back splash. I recommend removing the old failed caulking and new caulking is recommended to fill the cracks at the counter to backs splash connection.



# 5.1.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**⊗** INSPECTED

#### 5.2.C PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**⊗** INSPECTED

#### 5.3.C OUTLETS SWITCHES AND FIXTURES

**⊗** INSPECTED

#### 5.4.C EXHAUST FAN

**⊗** INSPECTED

#### 5.5.C SINK AND FAUCETS

**⊗** INSPECTED

#### 5.6.C TOILET

TREPAIR OR REPLACE

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The toilet connection at the floor is loose. This condition can allow a small amount of water to escape into the floor system during flushing which can cause floor framing rot. I recommend that the toilet be removed, a new wax ring installed and the toilet securely fastened to the floor



5.6.C Item 1 (Picture)

#### 5.7.C BATH TUB

#### 5.8.C SHOWER

## 5.9.C WATER INTRUSION

**⊘** NOT PRESENT

#### 5.10.C SPECIAL FEATURES

**MOT PRESENT** 

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# **6** GARAGE

#### STYLES & MATERIALS: GARAGE

**Garage Door Type:** 

**Garage Door Material:** 

**Auto-opener Manufacturer:** 

Two automatic

Wood

**GENIE** 

ITEMS: GARAGE

#### 6.0 GARAGE CEILINGS

#### 6.1 GARAGE WALLS

**⊗** INSPECTED

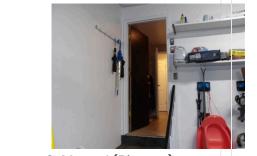
#### 6.2 GARAGE FLOOR

# 6.3 GARAGE DOOR (S)

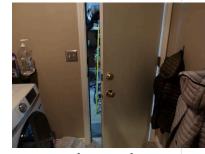
#### 6.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

#### TREPAIR OR REPLACE

The occupant door from inside garage to inside the home is not a fire rated door nor does it have self closing hinges. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door and self closing hinges.







6.4 Item 2 (Picture)

# 6.5 GARAGE DOOR OPERATORS (REPORT WHETHER OR NOT DOORS WILL REVERSE WHEN MET WITH **RESISTANCE**)

**⊗** INSPECTED

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# 6.6 STAIRS AND LANDIINGS

**⊘** INSPECTED

# **6.7 OTHER GARAGE COMPONENTS**

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# 👚 7. HEATING / CENTRAL AIR CONDITIONING

#### **B** DESCRIPTION

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various

#### 💸 STYLES & MATERIALS: HEATING / CENTRAL AIR CONDITIONING

**Heat Type: Energy Source: Furnace Age:** 

Forced Air 2022 Gas

**HEAT SYSTEM BRAND: Number of Heat Systems Ductwork: YORK** (excluding wood): Insulated

Two

**Filter Size: Filter Type: Types of Fireplaces:** Disposable 16 X 24 Conventional

**Number of Woodstoves:** Air Conditioner Manufacturer: **Operable Fireplaces:** 

One Was Not Inspected None **BRYANT** 

**Cooling Equipment Type: Cooling Equipement Age: Cooling Equipment Energy** 

Air conditioner unit 2022 Source: Electricity

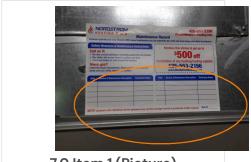
**Number of AC Only Units:** 

One

#### ITEMS: HEATING / CENTRAL AIR CONDITIONING

#### 7.0 HEATING EQUIPMENT

14153 176th Ave NE Page 33 of 46 The furnace was operational and did appear to provide an adequate heat source within the home. The furnace does appear to have been serviced per the manufactures recommendations, yearly. I recommend that a cleaning and service continue to be performed on a yearly basis.



7.0 Item 1 (Picture)

#### 7.1 NORMAL OPERATING CONTROLS

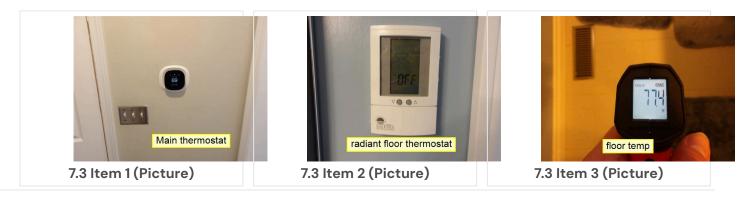
**⊗** INSPECTED

#### 7.2 AUTOMATIC SAFETY CONTROLS

#### 7.3 LOCATION OF THERMOSTAT

**⊗** INSPECTED

The digital thermostat for the furnace is located on the main floor in the hall way. The thermostat for the heated bathroom floor is in the hall bath upstairs.



7.4 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

**⊗** INSPECTED

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The air filter is clean and located at the top of the furnace in the garage.





7.4 Item 1 (Picture)

7.4 Item 2 (Picture)

#### 7.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**⊗** INSPECTED

# 7.6 FLUES AND VENTS (BOTH WOOD AND GAS BURNING APPLIANCES)

**⊗** NOT INSPECTED

# 7.7 SOLID FUEL HEATING DEVICES (FIREPLACES, WOOD OR PELLET STOVE)

I was unable to inspect the fireplace due to the owners personal belongings being in front of the fireplace. Picture shows a electric movable fireplace.



7.7 Item 1 (Picture)



7.7 Item 2 (Picture)



7.7 Item 3 (Picture)

#### 7.8 GAS / LP / ETHENOL FIREPLACES

#### 7.9 ELECTRIC FIREPLACES

### 7.10 COOLING AND AIR HANDLER EQUIPMENT

□ NOT INSPECTED

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The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. Operating the air conditioner below this temperature could damage the condenser unit..





7.10 Item 1 (Picture)

7.10 Item 2 (Picture)

#### 7.11 NORMAL OPERATING CONTROLS

NOT INSPECTED

#### 7.12 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

#### 7.13 SECONDARY HEAT SOURCES

The hall bath upstairs has a heated floor system that was tested and operational at the time of inspection.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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# 8. PLUMBING SYSTEM

#### **B** DESCRIPTION

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

#### STYLES & MATERIALS: PLUMBING SYSTEM

**Water Source: Water Pressure: Plumbing Water Supply (into** 

Public Between 50 & 55 PSI home):

Copper

**Plumbing Water Distribution Waste Line Drain Size: Plumbing Waste:** 2" Diameter SCH 40 (inside home):

Copper

**Water Heater Power Source:** Age of Hot H2O Tank: **Water Heater Capacity:** 2024 Gas (quick recovery) 50 Gallon (2-3 people)

Water Heater Location: Manufacturer:

RHEEM Garage

#### ITEMS: PLUMBING SYSTEM

#### 8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### 8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### 8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

#### REPAIR OR REPLACE

The hot water temperature recorded exceeded the maximum recommended temperature of 120 degrees F. The thermostat on the hot water tank needs to be adjusted to lower the temperature of the hot water to a

14153 176th Ave NE Page 37 of 46 safe level.



8.2 Item 1 (Picture)

# 8.3 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

**⊗** INSPECTED

The main water shut off is located in the garage.



8.3 Item 1 (Picture)

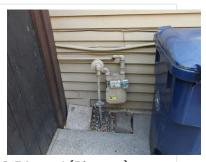
# 8.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

**⊗** INSPECTED

# 8.5 MAIN FUEL SHUT OFF (DESCRIBE LOCATION)

**⊗** INSPECTED

The main fuel shut off is at the gas meter outside.



8.5 Item 1 (Picture)

# 8.6 LAUNDRY EQUIPEMENT CONNECTIONS

**⊗** INSPECTED

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#### 8.7 EXTERIOR WATER FAUCETS

**⊗** INSPECTED

#### 8.8 SUMP PUMP AND EJECTOR PUMP

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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#### 角 9. FLECTRICAL SYSTEM

#### **B** DESCRIPTION

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

## STYLES & MATERIALS: ELECTRICAL SYSTEM

**Electrical Service** Panel capacity: **Panel Type:** 

**Conductors:** 200 AMP Circuit breakers

220 volts Below ground

**Electric Panel Manufacturer:** Branch wire 15 and 20 AMP: Wiring Methods:

**CUTLER HAMMER** Copper Romex

ITEMS: ELECTRICAL SYSTEM

9.0 SERVICE ENTRANCE CONDUCTORS

9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND SUB DISTRIBUTION **PANELS** 

- 9.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE
- 9.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

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#### REPAIR OR REPLACE

(1) In the dining room there are two outlets that do not have power. After speaking with the homeowner, hearing how this outlet will gain power randomly makes me think there possible could be a loose wire. Loose wires can be a safety issue and a fire hazard. I would recommend an electrician to evaluate and make repairs/ replace these outlets.



(2) The 220 outlet for the dryer is loose and should be securely fastened to the wall. Any movement in receptacles like this can lead to loose or worn out wires and could become a fire hazard.



# 9.4 POLARITY AND GROUNDING OF A REPRESENTATIVE NUMBER OF RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS & INTERIOR WALLS OF INSPECTED STRUCTURE

**⊗** INSPECTED

# 9.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) WITHIN 6FT OF A WATER SOURCE

TREPAIR OR REPLACE

GFCI, (outlets for enhanced safety at wet locations ) are recommended in the kitchen.



9.5 Item 1 (Picture)



9.5 Item 2 (Picture)



9.5 Item 3 (Picture)

#### 9.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

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#### 

The main panel box is located at the garage.



9.6 Item 1 (Picture)

#### 9.7 SMOKE DETECTORS

**⊘** INSPECTED

#### 9.8 CARBON MONOXIDE DETECTORS

**⊘** INSPECTED

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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# 👚 10. STRUCTURAL COMPONENTS

#### **B** DESCRIPTION

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

#### 💸 STYLES & MATERIALS: STRUCTURAL COMPONENTS

Foundation:

Poured concrete

Wall Structure:

2 X 4 Wood

**Roof Structure:** 

Engineered wood trusses

Attic info:

Access through garage Attic above master badroom Attic hatch

Method used to observe

**Crawlspace:** 

Crawled

**Columns or Piers:** 

**Wood Posts** 

Roof-Type:

Gable

Floor Structure:

2 X 6

**Ceiling Structure:** 

2X4

Method used to observe attic:

From entry

#### ITEMS: STRUCTURAL COMPONENTS

10.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)

# 10.1 WALLS (STRUCTURAL)

**⊗** INSPECTED

#### 10.2 COLUMNS OR PIERS

REPAIR OR REPLACE

Although not likely required at the time of construction, I recommend that positive connection brackets be installed at all of the post bases to the concrete pads. Post to beam gussets are also recommended, both of these recommendations are meant to bring these connections up to today's standards for improved

14153 176th Ave NE Page 43 of 46 earthquake stability.





10.2 Item 1 (Picture)

10.2 Item 2 (Picture)



10.2 Item 3 (Picture)

# 10.3 FLOORS (STRUCTURAL)

**⊗** INSPECTED

# 10.4 CEILINGS (STRUCTURAL)

**⊗** INSPECTED

#### 10.5 ROOF STRUCTURE AND ATTIC

#### 10.6 EVIDENCE OF WOOD DESTROYING ORGANISMS OR NUISANCE PESTS.

NOT PRESENT

#### 10.7 CONDITIONS CONDUCIVE TO WDO'S (WOOD DESTROYING ORGANISMS)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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### 👚 11. INSULATION AND VENTILATION

#### **B** DESCRIPTION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### 💸 STYLES & MATERIALS: INSULATION AND VENTILATION

**Exhaust Fans: Attic Insulation:** Ventilation:

Batt Passive Fan

Blown Soffit Vents

**Dryer Power Source: Dryer Vent:** Floor System Insulation:

220 Flectric Flexible Metal **Batts** 

### ITEMS: INSULATION AND VENTILATION

#### 11.0 INSULATION IN ATTIC

#### 11.1 INSULATION UNDER FLOOR SYSTEM

#### 11.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

#### 11.3 VENTILATION OF FOUNDATION AREAS

#### 11.4 VENTING SYSTEMS (KITCHENS, BATHS, CRAWLSPACES AND LAUNDRY)

## 11.5 VENTILATION OF ATTIC AREAS

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that

14153 176th Ave NE Page 45 of 46 the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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