



Inspection Report

54321 Manor PI NW
Stanwood, WA 98292

Company Information:

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Inspector: **Clifford Keister**

Client Name:

Buyers Confidential

Date:

2/4/2014

Report #:

140204A



CERTIFIED
INSPECTOR

#253041



WA State Home Inspector
License #952



Certified Inspector
InterNACHI12102916



WSDA Structural Pest
Inspector #84553

Inspection Overview

How to Read This Report

Chapters and Sections: This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. Most sections will contain some descriptive information done in black font. Observation narrative, done in colored font, will be included if a system or component is found to be significantly deficient in some way. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there will often be no narrative observation comments in that section.

Observation Labels: All narrative observations are colored, numbered and labeled to help you find, refer back to, and understand the severity of the observation. Observation colors and labels used in this report are:

1. Major Concern: Repair items that may cost significant money to correct now or in the near future, or items that require immediate attention to prevent additional damage or eliminate safety hazards.

2. Repair: Repair and maintenance items noted during inspection.

3. Improve: Observations that are not necessarily defects, but which could be improved for safety, efficiency, or reliability reasons.

4. Monitor: Items that should be watched to see if correction may be needed in the future.

5. Due Diligence: Observation such as a buried oil tank that may require further investigation.

6. Future Project: A repair that may be deferred for some time but should be on the radar for repair or replacement in the near future.

7. Efficiency: Denotes observations that are needed to make the home more energy efficient as well as to bring the home up to modern insulation standards. This category typically includes windows and insulation. Other items, such as lighting and appliances, are not inspected for their energy status.

8. WDO: Denotes the presence of wood destroying organisms or conditions conducive to wood destroying organisms. This includes, but is not limited to, inadequate clearances, earth/wood contact, cellulose debris, inadequate ventilation, and excessive moisture. Please note that most WDO observations are related to high moisture conditions that could be conducive to mold-like substances. Abode Inspection Services is not a mold specialist and recommends consulting with an industrial hygienist or other mold remediation expert if concerned about mold. All observations with WDO are relevant to a Washington State pest inspection.

9. NOTE: Refers to aside information and /or any comments elaborating on descriptions of systems in the home.

Further Evaluation: Whenever further evaluation of a system or component is recommended or whenever Due Diligence is recommended, this further evaluation or investigation should be done before closing as there is a chance of hidden costs or problems associated with the system or component in question.

Drawing Chapter: The Drawing Chapter provides a space at the back of the report for crawl space and other drawings. These are used to indicate locations of active or conducive pest conditions or other difficult to find problem areas.

Summary Page: The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary page may not include every observation.

Summary Page

Major Concerns

- **Crawl Space:** Moderate water was noted in the crawl space. This condition may change seasonally, or with rain intensity. Moisture is bad for crawl spaces and can lead to interior molds, structural settlement and wood destroying organisms. Hire a drainage specialist to further evaluate and correct this condition. Also see the Drainage section of this report for observations regarding any exterior drainage repairs that are needed.
- **Heating:** This furnace is well past the end of its useful design life. The average life of these forced air furnaces is 15-20 years - this unit is 25 years old. Moderate to extensive corrosion was noted around the outside of the heat exchanger and inside where visible. On-going use of this furnace risks running the furnace with a cracked heat exchanger - this is a safety hazard that is not readily apparent or visible as the heat exchanger is not visible to inspection. Hire a licensed heating contractor to further evaluate and replace this furnace.

Repairs

- **Crawl Space:** The plastic vapor barrier has been run up onto the wood framing (support posts) and should be removed to prevent water being delivered to the wood framing of the home.
- **Crawl Space:** Crawl space air vents have been obstructed. This is non-standard and reduces dry potential in this space and could lead to moisture problems. Have a qualified contractor remove the plastic covers and install 1/4 inch mesh screens.
- **Crawl Space:** Moderate rodent damage was noted in the crawl space. Hire a rodent control specialist to do a rodent report and implement a plan to eliminate all rodent entry points, set and monitor traps and remediate all contamination.
- **Electrical:** The electric panel in the home is corroded and requires further evaluation from a licensed electrician to insure safe and reliable performance. Corrosion inside the panel is a red flag that the panel is having moisture problems and this could result in poor and unsafe wiring connections. Repair or replace as recommended by a licensed electrician.
- **Electrical:** Bushing/grommet needed where electrical wire enters garbage disposal to protect wire from physical damage.
- **Electrical:** The missing cover plates to electric receptacles and switches should be installed to cover all access to wiring at switches and receptacles. There is a junction box above the garage door that is missing a cover plate; a switch by garage passage door is missing cover plate, and one junction box in attic missing a cover plate.
- **Electrical:** The installation of carbon monoxide detectors is recommended for all homes that have fuel burning appliances such as gas or oil furnaces, gas water heaters, gas ovens and cook-tops, gas fireplaces and wood stoves. In addition, Washington State law (WAC 51-51-0315) now requires UL 2034 approved carbon monoxide detectors in all homes being sold in Washington State. Location should be outside of all sleeping areas and one on each floor of the home. Best practices are to have these detectors hardwired with a battery back-up - though generally installation must meet manufacturer's specifications. Carbon monoxide is a colorless, odorless gas that can cause sickness, nausea and potentially death. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.).

- **Heating:** The furnace is generally dirty. Red lips and a lazy flame were noted during operation of the furnace. There is no evidence of servicing. Hire a licensed heating contractor to further evaluate the furnace and repair as needed. Budget to do annual servicing for safe and reliable heat.
- **Heating:** The B-vent for the furnace flue has inadequate clearance from combustible materials and insulation. A one inch clearance is recommended for these pipes. Move/Cut combustible materials back and use metal flanges to seal openings in finishes. Noted where B=vent enters the sheetrock in the garage ceiling and in the attic where it is surrounded by insulation. Hire qualified contractor to repair as needed.
- **Heating:** Metal Collar tie that is designed to help keep water out of the roof flashing for the furnace vent pipe has become unfastened and is lying down on the roof. Have contractor repair as needed.
- **Plumbing:** Minor leak by shut-off valve for front exterior faucet, this is located in SE garage corner. Have licensed plumber repair as needed.
- **Plumbing:** The discharge tube for the water heater relief valve is inadequate. Discharge tubes should always terminate by pointing toward the ground to eliminate a scald hazard and should be between 6" and 18" off the ground. Ideally, the discharge tube terminates to an exterior or unfinished location or above a drain, though this is not always possible. The drain should also slope to drain to prevent water pooling inside the discharge tube. Have a licensed plumber install a TPRV discharge pipe.
- **Plumbing:** Install listed seismic straps to support the water heater in the event of an earthquake; none were noted during inspection. Two straps should be installed. One old strap is present but not installed.
- **Plumbing:** Repair or replace the disconnected dryer vent. Be sure this dryer is vented to the exterior. Use rigid metal pipe only in concealed spaces such as the crawl space. This vent has allowed much dryer air with substantial lint into the SW corner of crawlspace.
- **Main Hall Bath:** The waste plumbing pipes below the bathroom sink is leaking in two places and requires immediate repair. Hire a licensed plumber to further evaluate and repair.
- **Main Hall Bath:** The bath tub faucet shower diverter was not operational, could not switch water up to shower head. Have plumber repair.
- **Main Hall Bath:** Caulking is needed between the tub and the floor to prevent water from damaging the floor.
- **Kitchen:** Disposal was very noisy, and needs repair or replacement.
- **Exterior/Garage:** Localized vinyl siding repairs are needed to the exterior vinyl siding. See photos attached for specific details. Please note that vinyl siding is impossible to see behind and it is impossible to tell if these defects have allowed water to enter the siding envelope or not. Hire a vinyl siding specialist to further evaluate and repair.
- **Exterior/Garage:** A bollard is needed in the garage to protect the furnace and water heater from physical damage from cars. This is a safety hazard that should be corrected as soon as possible. Hire a qualified contractor to repair.
- **Exterior/Garage:** Repair the damaged or inadequate weather stripping on the bottom of the garage door at the south side. This is important to prevent water and rodent entry.
- **Exterior/Garage:** The overhead garage door must be opened manually. It is difficult to open without using brute force. The hardware needs adjustment or repair. Note there is a electrical outlet installed in the ceiling for an automatic opener. Installing an automatic door opening system would be a logical improvement.

- **Grounds:** Eliminate siding /soil contact to reduce the chances for rot and pest damage and repair any hidden rot as needed. Generally, a 6 inch clearance between soils and wood is recommended. This is often not realistic on older homes, but repairs should be made to get as much clearance as is possible and all contact must be eliminated.
- **Grounds:** The exterior concrete stairway leading to the main entry is poorly sloped; it is sloping towards the house instead of away from the house. It appears to have settled significantly. This can be difficult to correct as it may necessitate rebuilding the stairs. Hire a qualified person to further evaluate and repair.
- **Master Bath 3/4:** Caulking is needed between the shower stall and the floor to prevent water from damaging the floor.
- **Master Bath 3/4:** Shower Drain seal appears to have a gap in its seal and could potentially leak, have plumber further evaluate and repair as needed.

Improvement Items

- **Roof/Attic:** The kitchen fan duct was noted to be un-insulated in the attic. This can contribute to seasonal condensation. Insulation on these pipes is recommended.

Monitoring Items

- **Grounds:** Typical cracks were noted in driveway and concrete flatwork. This is a cosmetic defect. No immediate repair appears necessary, though water will continue to deteriorate the surface until the driveway is repaired or replaced.

Future Projects

- **Plumbing:** This water heater is likely close to the end of its useful service life. The average life of these water heaters is 8-12 years; this one is at 11 years. It would be prudent to budget to replace this water heater at any time.

Notes

- **Structure and Basement:** This report includes a structural pest inspection imbedded within the report. All observations in the base of the report that begin with WDO are a part of a Washington State Pest Inspection. Abode Inspection Services LLC employs Clifford Keister #84553, a Licensed Structural Pest Inspector with the State of Washington and includes a structural pest inspection with all home inspections. Pest Inspection Standards in Washington State - WAC 16-228-2045 - require that a diagram/drawing be prepared for Wood Destroying Organism (WDO) reports. If the pictures and descriptions in this report are inadequate, a drawing is available upon request.
- **Plumbing:** Front hose bib was winterized, not tested. Back hose bib was operational.
- **Interior/Fireplaces:** Squeaky sub-floor was noted at the first bedroom on the second floor. This happens when inadequate adhesive was used to secure the sub-floor to the floor frame. Screws can be used to secure loose sub-floor if the framing lay-out can be found. Finding the lay-out can be difficult if the ceiling below is finished. Often this involves removing the carpet to find the lay out and screw / secure the loose sub-floor. This is a cosmetic defect that should be repaired as desired.

Please contact me directly with questions about this report.

My cell phone number is (425) 512-6400.

Thank you,
Cliff Keister

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Structure and Basement

Foundation

% of Foundation Not Visible: 0.6

Evidence of Seismic Protection: None noted

Building Configuration: Crawl space, Slab on grade

Foundation Description: Poured concrete

Floor, Wall and Ceiling Framing

Wall Framing: 2x6

Wall Insulation: Not visible

Wall Sheathing: OSB

Floor Framing: 2x10

Sub-Floor Material: OSB

Ceiling Framing: Bottom cord of truss, partly visible

Basement General

None

Basement Floor and Ceiling

Not applicable

Basement Moisture

Not applicable

Sump Pumps and Drains

Floor Drain: Not applicable

Sump Pumps: Not applicable

Wood Destroying Organisms

Visible Evidence of Active Wood Destroying Insects: None noted

Visible Evidence of Inactive Wood Destroying Insects: None noted

Visible Evidence of Active Wood Decay and Fungi: None noted

Visible Evidence of Damage from Wood Destroying Organisms: None noted

Visible Evidence of Conditions Conducive to Wood Destroying Organisms: Present

1. Note, WDO :-> This report includes a structural pest inspected imbedded within the report. All observations in the base of the report that begin with WDO are a part of a Washington State Pest Inspection. Abode Inspection Services LLC employs Clifford Keister #84553, a Licensed Structural Pest Inspector with the State of Washington and includes a structural pest inspection with all home inspections. Pest Inspection Standards in Washington State - WAC 16-228-2045 - require that a diagram/drawing be prepared for Wood Destroying Organism (WDO) reports. If the pictures and descriptions in this report are inadequate, a drawing is available upon request.

Crawl Space

Crawl Space Access

Method of Inspection: Crawled

Vapor Barrier

Vapor Barrier Material: Plastic

2. Repair, WDO :-> The plastic vapor barrier has been run up onto the wood framing (support posts) and should be removed to prevent water being delivered to the wood framing of the home.



Crawl Space Ventilation

Ventilation Method: Exterior wall vents, Non-standard

3. Repair, WDO :-> Crawl space air vents have been obstructed. This is non-standard and reduces dry potential in this space and could lead to moisture problems. Have a qualified contractor remove the plastic covers and install 1/4 inch mesh screens.



Remove.

Posts and Footings

Standard

Insulation

Insulation Type: Fiberglass
Approximate R-Value: R-24

Moisture Conditions

Present

4. Major Concern, WDO :-> Moderate water was noted in the crawl space. This condition may change seasonally, or with rain intensity. Moisture is bad for crawl spaces and can lead to interior molds, structural settlement and wood destroying organisms. Hire a drainage specialist to further evaluate and correct this condition. Also see the Drainage section of this report for observations regarding any exterior drainage repairs that are needed.



Crawlspace has standing water in several areas.

Rodents

Present

5. Repair :-> Moderate rodent damage was noted in the crawl space. Hire a rodent control specialist to do a rodent report and implement a plan to eliminate all rodent entry points, set and monitor traps and remediate all contamination.

Electrical

Service Equipment

Volts: 120/240

Service Drop: Underground

Meter Base Amperage: 200

Service Entrance (SE) conductor Size: Aluminum, 4/0, 200 amps

Main Panel Amperage: 200 amps

Electric Service Amperage: 200 amps

Main Electric Panel Location: Garage

6. Repair :-> The electric panel in the home is corroded and requires further evaluation from a licensed electrician to insure safe and reliable performance. Corrosion inside the panel is a red flag that the panel is having moisture problems and this could result in poor and unsafe wiring connections. Repair or replace as recommended by a licensed electrician.



Corrosion in Main Electrical Service Panel

Sub-Panel / 2nd Service

None noted

Branch Wiring

Wire Material: Copper and Multi-strand Aluminum

Wiring Method: Non-metallic sheathed cable

7. Repair :-> Bushing/grommet needed where electrical wire enters garbage disposal to protect wire from physical damage.



Receptacles and Fixtures

Inspection Method: Random Testing

Outlets: Three wire outlets

8. Repair :-> The missing cover plates to electric receptacles and switches should be installed to cover all access to wiring at switches and receptacles. There is a junction box above the garage door that is missing a cover plate; a switch by garage passage door is missing cover plate, and one junction box in attic missing a cover plate.

Smoke Detectors and

Present

Carbon Monoxide Detectors

9. Repair :-> The installation of carbon monoxide detectors is recommended for all homes that have fuel burning appliances such as gas or oil furnaces, gas water heaters, gas ovens and cook-tops, gas fireplaces and wood stoves. In addition, Washington State law (WAC 51-51-0315) now requires UL 2034 approved carbon monoxide detectors in all homes being sold in Washington State. Location should be outside of all sleeping areas and one on each floor of the home. Best practices are to have these detectors hardwired with a battery back-up - though generally installation must meet manufacturer's specifications. Carbon monoxide is a colorless, odorless gas that can cause sickness, nausea and potentially death. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.).

Heating

Heating System

Energy Source: Natural gas
Heating Method: Forced air furnace
Manufacturer: Rheem
Capacity: 50,000 BTU
Age: 25 years
Last Service Record: None
Filtration System: Disposable

10. Major Concern :-> This furnace is well past the end of its useful design life. The average life of these forced air furnaces is 15-20 years - this unit is 25 years old. Moderate to extensive corrosion was noted around the outside of the heat exchanger and inside where visible. On-going use of this furnace risks running the furnace with a cracked heat exchanger - this is a safety hazard that is not readily apparent or visible as the heat exchanger is not visible to inspection. Hire a licensed heating contractor to further evaluate and replace this furnace.

11. Repair :-> The furnace is generally dirty. Red lips and a lazy flame were noted during operation of the furnace. There is no evidence of servicing. Hire a licensed heating contractor to further evaluate the furnace and repair as needed. Budget to do annual servicing for safe and reliable heat.

12. Repair :-> The B-vent for the furnace flue has inadequate clearance from combustible materials and insulation. A one inch clearance is recommended for these pipes. Move/Cut combustible materials back and use metal flanges to seal openings in finishes. Noted where B=vent enters the sheetrock in the garage ceiling and in the attic where it is surrounded by insulation. Hire qualified contractor to repair as needed.



B-Vent is without the 1 inch recommended clearance to combustibles

13. Repair -> Metal Collar tie that is designed to help keep water out of the roof flashing for the furnace vent pipe has become unfastened and is lying down on the roof. Have contractor repair as needed.



Red arrow points to collar that should be tightly wrapped around the pipe where the green arrow is pointing, and then caulked to prevent water entering the attic.

Heating Distribution System

Heat Source in Each Room: Present

Distribution Method: Ductwork

Additional Heat Sources

Present

Description: Heat lamp

Cooling/ Fuel Storage/ Gas Distribution

Cooling/Heat Pumps

None Noted

Oil Storage

None noted

Propane Storage

None noted

Gas Meter and Gas Plumbing

Present

Gas Shutoff Location: South side of structure

Gas Pipe Materials: Steel and flex pipe

Plumbing

Water Service Supply

Pipe Material: Copper
Well or Public Supply: Public
Water Pressure: 70 PSI
Pressure Reducing Valve: None noted
Main Water Shut-off Location: Garage

Distribution Pipe

Circulation Pump: None noted
Supply Pipe Materials: Copper
Functional Flow: Average

14. Repair -> Minor leak by shut-off valve for front exterior faucet, this is located in SE garage corner. Have this repaired by a licensed plumber.



Waste Pipe and Discharge

Discharge Type: Public sewer
Waste and Vent Pipe Materials: ABS plastic

Hot Water Heater

System Type: Tank
Manufacturer: GE
Size: 40 gal
Age: 11 years
Energy Source: Gas

15. Future Project -> This water heater is likely close to the end of its useful service life. The average life of these water heaters is 8-12 years; this one is at 11 years. It would be prudent to budget to replace this water heater at any time.

16. Repair :-> The discharge tube for the water heater relief valve is inadequate. Discharge tubes should always terminate by pointing toward the ground to eliminate a scald hazard and should be between 6" and 18" off the ground. Ideally, the discharge tube terminates to an exterior or unfinished location or above a drain, though this is not always possible. The drain should also slope to drain to prevent water pooling inside the discharge tube. Have a licensed plumber install a TPRV discharge pipe.



TPRV is missing discharge pipe.

17. Repair :-> Install listed seismic straps to support the water heater in the event of an earthquake; none were noted during inspection. Two straps should be installed. One old strap is present but not installed.



No earthquake straps around the water heater.

Exterior Hose Bibs

Winterized - not tested, Operating

18. Note :-> Front hose bib was winterized, not tested. Back hose bib was operational.

Additional Sinks

Tested - Laundry sink

Sewage Ejector Pumps

None noted

Washer

Washer hook-ups only, no appliance

Dryer

Dryer hook-ups only, no appliance

Power Source: Gas and electric
Duct to Exterior: Ducted

19. Repair -> Repair or replace the disconnected dryer vent. The excessive moisture this contributes is a conducive condition for wood destroying organisms. Be sure the dryer is vented to the exterior. Use rigid metal pipe only in concealed spaces such as the crawl space. This vent has deposited substantial amount of dryer lint into the SW area of crawlspace.



Dyer lint is piling up in many places around this area.

Additional PlumbingNone noted

Main Hall Bath

Sinks and Cabinets

Tested

20. Repair :-> The waste plumbing pipes below the bathroom sink is leaking in two places and requires immediate repair. Hire a licensed plumber to further evaluate and repair.

Toilet

Tested

Bathtub / Shower

Tested

21. Repair :-> The bath tub faucet shower diverter was not operational, could not switch water up to shower head. Have plumber repair.



The diverter handle would not lift up to divert water to the shower head.

22. Repair :-> Caulking is needed between the tub and the floor to prevent water from damaging the floor.

Bathroom Ventilation

Type: Bath fan

General Bath Condition

Standard

Master Bath 3/4

Sinks and Cabinets

Tested

Toilet

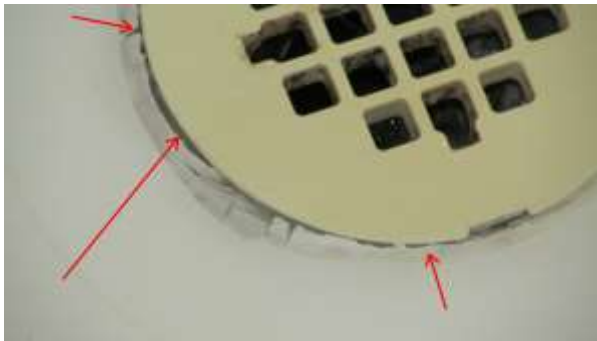
Tested

Bathtub / Shower

Tested

23. Repair :-> Caulking is needed between the shower stall and the floor to prevent water from damaging the floor.

24. Repair :-> Shower Drain seal appears to have a gap in its seal and could potentially leak, have plumber further evaluate and repair as needed.



Bathroom Ventilation

Type: Bath fan

General Bath Condition

Standard

Half bath - Laundry room

Sinks and Cabinets

Tested - only a laundry sink

Toilet

Tested

Bathtub / Shower

None Noted

Bathroom Ventilation

Type: Bath fan

General Bath Condition

Standard

Kitchen

Sinks and Faucets

Tested

Cabinets and Countertops

Countertop Material: Granite tiles**Cabinet Material:** Wood laminate

Ventilation Method

Fan ducted to exterior

Appliances

Refrigerator: Operating**Dishwasher:** Operated**Dishwasher Air Gap:** None noted**Range/ Oven /Cook-tops:** Electric**Disposer:** Operated

25. Repair -> Disposal is very noisy, and needs repair or replacement.

General Kitchen Condition

Standard

Interior/Fireplaces

Floors

Floor Materials: Carpet, Wood Laminate, Tile

Floor Settlement: Minor

26. Note :-> Squeaky sub-floor was noted at the first bedroom on the second floor. This happens when inadequate adhesive was used to secure the sub-floor to the floor frame. Screws can be used to secure loose sub-floor if the framing lay-out can be found. Finding the lay-out can be difficult if the ceiling below is finished. Often this involves removing the carpet to find the lay out and screw / secure the loose sub-floor. This is a cosmetic defect that should be repaired as desired.

Walls, Ceilings and Closets

Wall and Ceiling Materials: Drywall

Stairs and Railings

Standard

Interior Doors

Hollow Core

Windows

Window Glazing: Double pane

Interior Window Frame: Vinyl

Window Styles: Sliding

Gas Fireplaces

None noted

Solid Fuel Fireplaces

None noted

Roof/Attic

Roof Materials

Method of Roof Inspection: Walked on roof, Viewed from window

Roof Style: Gable

Roof Materials: Architectural grade composition shingle

Approximate Age of Roof: one year

Skylights

None noted

Gutters and Downspouts

Galvanized

Attic Access

No access. Vaulted ceiling, Viewed at access, Only partial access

Attic Rodent Activity

Some signs

Roof Framing and Sheathing

Rafters: Truss

Sheathing: OSB

Attic Insulation

Insulation Type: Rock wool

Approximate Insulation R-Value on Attic Floor: 38

Approximate Insulation R-Value on Attic Ceiling: Not needed

Approximate Insulation R-Value on Attic Walls: 19

Attic and House Ventilation

Bath Fan Ducting: Ducted to exterior

Kitchen Fan Ducting: Ducted to exterior

Attic Ventilation Method: Soffit vents, Roof jack vents, Ridge vents

27. Improvement Item :-> The kitchen fan duct was noted to be un-insulated in the attic. This can contribute to seasonal condensation. Insulation on these pipes is recommended.

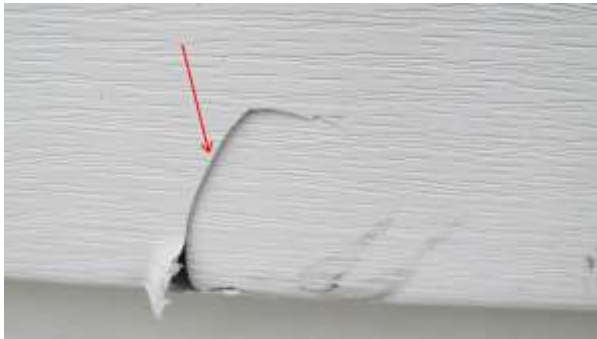
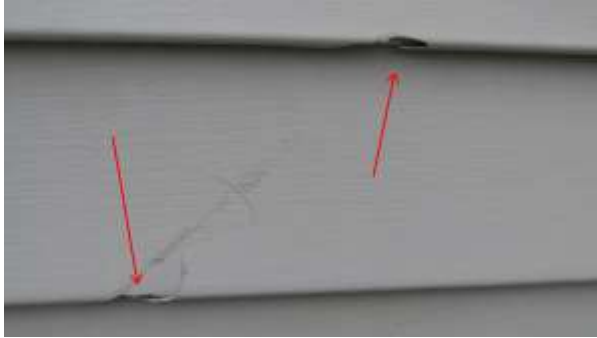
Exterior/Garage

Siding and Trim

Trim Material: Plastic

Siding Material: Vinyl

28. Repair :-> Localized vinyl siding repairs are needed to the exterior vinyl siding. See photos attached for specific details. Please note that vinyl siding is impossible to see behind and it is impossible to tell if these defects have allowed water to enter the siding envelope or not. Hire a vinyl siding specialist to further evaluate and repair.



Eaves

Vinyl

Exterior Doors

Solid core, Sliding glass

Exterior Window Frames

Vinyl

Decks

None noted

Porches

Present

Chimneys

None noted

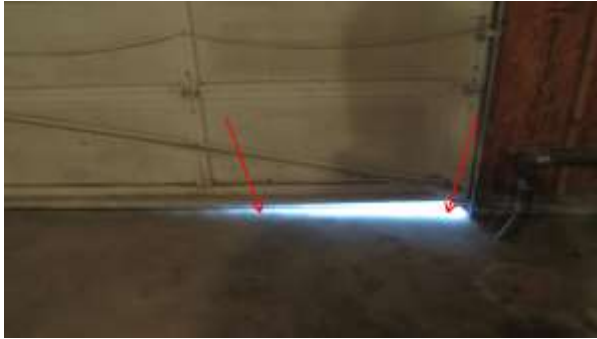
Garage

Attached

Automatic Garage Opener: None noted**Garage Door Type:** Wood

29. Repair :-> A bollard is needed in the garage to protect the furnace and water heater from physical damage from cars. This is a safety hazard that should be corrected as soon as possible. Hire a qualified contractor to repair.

30. Repair :-> Repair the damaged or inadequate weather stripping on the bottom of the garage door at the south side. This is important to prevent water and rodent entry.



31. Repair :-> The overhead garage door must be opened manually. It is difficult to open without using brute force. The hardware needs adjustment or repair. Note there is an electrical outlet installed in the ceiling for an automatic opener. Installing an automatic door opening system would be a logical improvement.

Grounds

Drainage and Lot Location

Clearance to Grade: Non-standard
Downspout Discharge: Below grade
Lot Description: Flat

32. Repair -> Eliminate siding /soil contact to reduce the chances for rot and pest damage and repair any hidden rot as needed. Generally, a 6 inch clearance between soils and wood is recommended. This is often not realistic on older homes, but repairs should be made to get as much clearance as is possible and all contact must be eliminated.



Driveways/Walkways/Flatwork

Driveway: Concrete
Walkways: Concrete
Patios: Concrete

33. Monitoring Item -> Typical cracks were noted in driveway and concrete flatwork. This is a cosmetic defect. No immediate repair appears necessary, though water will continue to deteriorate the surface until the driveway is repaired or replaced.

Window and Stairwells

None Noted

Grounds, Trees and Vegetation

Trees/Vegetation too near building: No

Retaining Walls

None noted

Exterior Stairs

Non-standard

34. Repair :-> The exterior concrete stairway leading to the main entry is sloping towards the house. It should slope away from house. This condition could contribute to foundation settling or excessive moisture in crawlspace. The concrete flatwork appears to have settled significantly. This can be difficult to correct as it may necessitate rebuilding the stairs. Hire a qualified contractor to further evaluate and repair.



Fences

Present

Carport, Outbuildings and Other

None noted



Inspection Receipt

REPORT NO: 140204A
INSPECTION DATE: 2/4/2014

PROPERTIES INSPECTED FOR:

Buyers Confidential
54321 Manor Pl NW, Stanwood, WA 98292

Qty	Description	Amount
1	Single Family with digital narrative report	\$ XXX

Total Paid

Thank you for your business

Abode Inspection Services LLC

C/O Cliff Keister

(206) 257-3404

(425) 512-6400