



# Inspection Report

**Joe Sknovich**

**Property Address:**  
1234 79th Dr. N.E.  
Seattle WA 98223



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<b>Date:</b> 3/12/2017	<b>Time:</b> 02:30 PM	<b>Report ID:</b> 123417 79
<b>Property:</b> 1234 79th Dr. N.E. Seattle WA 98223	<b>Customer:</b> Joe Sknovich	<b>Real Estate Professional:</b>

**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.

**Inspected (IN)** = 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)** = 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.

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

10 years

**Home Faces:**

East

**Temperature:**

Below 60 (F) = 15.5 (C)

**Weather:**

Light Rain

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

1. Exterior

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

<b>Siding Style:</b>	<b>Siding Material:</b>	<b>Exterior Entry Doors:</b>
Bevel	Composite board	Wood
<b>Appurtenance:</b>	<b>Driveway:</b>	
Covered porch	Concrete	
Porch		

		IN	NI	NP	RR
1.0	Wall Cladding Flashing and Trim				•
1.1	Doors (Exterior)				•
1.2	Windows	•			
1.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•
1.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			
1.5	Eaves, Soffits and Fascias				•
1.6	Water faucets (hose bibs)	•			
1.7	Light fixtures and electrical outlets (exterior)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NP RR

Comments:

- 1.0 Item 1(Picture) Front house trim damage: The trim at the front (east) side of the house had trim board damage where the wood was in contact with the soul. Recommend replacing damaged trim boards and maintaining a 6-8 inch space between wood and soil.
- Item 2(Picture) Flashing at the SE corner: Flashing at the SE corner trim boards did not adequately cover the top of the trim boards. Recommend repair and replace ant damaged boards.
- Item 3(Picture) Soft siding: The bottom siding board under the front hose bib was soft at the bottom. REcommend monitoring and keeping this area protected from moisture from the hose bib.
- Item 4(Picture) Window trim caulking: Moisture can collect on these trim boards and ledges. Recommend maintenance caulking at all ledges, utility penetrations, and trim boards.

Item 5(Picture) Window trim caulking: Moisture can collect on these trim boards and ledges. Recommend maintenance caulking at all ledges, utility penetrations, and trim boards.

Item 6(Picture) Exposed nail heads: Nail heads were exposed. These areas are vulnerable to moisture wicking into the nail holes and rusting th nails and rotting the LP siding. rEcommend caulking and painting all exposed nail heads.

Item 7(Picture) No flashing: Some areas where exterior wall materials changed were not protected by flashing as required by good building practice. This condition may result in moisture intrusion of these areas.

Item 8(Picture) Vent trim boards: Recommend replacing all rotten vent trim boards, caulking and repainting.

Item 10(Picture) Trim boards behind the TPR valve pipe: Trim boards behind the TPR valve pipe were rotted. Recommend replacing.



1.0 Item 1(Picture) Front house trim damage



1.0 Item 2(Picture) Flashing at the SE corner





1.0 Item 3(Picture) Soft siding



1.0 Item 4(Picture) Window trim caulking



1.0 Item 5(Picture) Window trim caulking:



1.0 Item 6(Picture) Exposed nail heads





1.0 Item 7(Picture) No flashing



1.0 Item 8(Picture) Vent trim boards



1.0 Item 9(Picture) Vent trim board damage



1.0 Item 10(Picture) Trim boards behind the TPR valve pipe



1.1 Item 1(Picture) Front entryway door: Front entryway door did not latch when closed. Recommend readjustment to ensure the door closes and latches smoothly.

Item 2(Picture) Rear sliding door: Rear sliding door did not close smoothly. Recommend repair by a licensed window contractor.

Item 3(Picture) trim paint: Recommend repainting all localized areas where paint was peeling.



1.1 Item 1(Picture) Front entryway door



1.1 Item 2(Picture) Rear sliding door



1.1 Item 3(Picture) trim paint

1.3 Item 1(Picture) Fence board wood decay: Some areas of fencing were in contact with the ground. Recommend repair and maintaining a gap between the wood and soil.

Item 2(Picture) Wood to soil contact.

Item 3(Picture) Warped fence boards: Several fence boards were warped. Recommend replacing these boards.



1.3 Item 1(Picture) Fence board wood decay



1.3 Item 2(Picture) Wood to soil contact





1.3 Item 3(Picture) Warped fence boards

1.5 Item 1(Picture) Possible moisture behind gutter.

Item 2(Picture) Moisture staining behind gutter and fascia: The North soffit boards had moisture staining and damage from apparent water wicking behind the gutter and fascia boards. Recommend ensuring the water makes it all the way into the gutter.



1.5 Item 1(Picture) Possible moisture behind gutter.

1.5 Item 2(Picture) Moisture staining behind gutter and fascia

1.6 Water pressure tested at 55 psi. The recommended PSI is 40-80.

1.7 Item 1(Picture) Missing screw on north receptacle



1.7 Item 1(Picture) Missing screw on north receptacle

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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.



2. Roof System / Chimneys and Attic

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

Roof Covering:

Architectural

Chimney (exterior):

N/A

Roof Structure:

Engineered wood trusses

Sheathing

Method used to observe attic:

Walked

Viewed roof covering from:

Walked roof

Attic Insulation:

Blown

Fiberglass

R-45

Roof-Type:

Gable

Hip

Sky Light(s):

Three

Ventilation:

Gable vents

Soffit Vents

Passive

Attic info:

Attic access

		IN	NI	NP	RR
2.0	Roof Coverings				•
2.1	Flashings	•			
2.2	Skylights, Chimneys and Roof Penetrations				•
2.3	Ventilation of Roof/Attic				•
2.4	Roof Drainage Systems (Gutters/Downspouts)	•			
2.5	Roof Structure and Attic (report leak signs or condensation)	•			
2.6	Ventilation Fans and Thermostatic Controls in Attic			•	
2.7	Insulation in Attic	•			
2.8	Visible Electric Wiring in Attic	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

**2.0** Item 1(Picture), The roof covering was a 30 year architectural style roof. It was approximately 10 years old and showed wear commiserate for the age of the roof. There were several areas where there was greater wear and one area at the south slope where the felt was showing below the skylights. Recommend a roofer replace any defective shingles.

Item 2(Picture) Gutters full of granules: It is possible that this roof has been pressure washed. Recommend removing all granules from the gutters.

Item 3(Picture) Areas of felt showing



2.0 Item 1(Picture) Roof granuals missing



2.0 Item 2(Picture) Gutters full of granules





2.0 Item 3(Picture) Areas of felt showing



2.2 Item 1(Picture) Skylight defect: Two of the three skylights had either seal leaks or glazing defects. Recommend a further evaluation by a licensed window contractor.



2.2 Item 1(Picture) Skylight defect



2.2 Item 2(Picture) Skylight defect

2.3 Item 1(Picture) Dryer venting lint onto the roof: The dryer vent appeared to be full of lint. Recommend cleaning the dryer vent pipe out and ensuring there is no residual lint in the pipe.



2.3 Item 1(Picture) Dryer venting lint onto the roof



2.3 Item 2(Picture) Dryer vent

**2.4** Item 1(Picture) Granules in the gutter. See comments on roof coverings.



**2.4** Item 1(Picture) Granules in the gutter.



2.6 Item 1(Picture) General attic pictures



2.6 Item 1(Picture) General attic pictures



2.6 Item 2(Picture) General attic truss pictures

2.7 Item 1(Picture) General attic insulation photos



2.7 Item 1(Picture) Genreal attic insulation photos

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.

### 3. Kitchen Components and Appliances

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

**Exhaust/Range hood:**

VENTED

**Cabinetry:**

Wood

**Countertop:**

Laminate

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Flexible Metal

		IN	NI	NP	RR
3.0	Ceiling	•			
3.1	Walls	•			
3.2	Floors				•
3.3	Doors			•	
3.4	Windows	•			
3.5	Counters and Cabinets (representative number)				•
3.6	Plumbing Drain, Waste and Vent Systems	•			
3.7	Plumbing Water Supply, Distribution System and Fixtures	•			
3.8	Outlets, Switches and Fixtures	•			
3.9	Dishwasher	•			
3.10	Ranges/Ovens/Cooktops	•			
3.11	Range Hood (s)	•			
3.12	Trash Compactor			•	
3.13	Food Waste Disposer	•			
3.14	Microwave Cooking Equipment	•			
3.15	Clothes Dryer Vent Piping	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

#### Comments:



**3.2 Item 1(Picture) Dog claw marks:** There were various places where the floor appeared to have been marked up by the dog's claws. Recommend repair or replace.



3.2 Item 1(Picture) Dog claw marks

3.5 Item 1(Picture) Warped cabinet door under the sink: Recommend repair or replace.



3.5 Item 1(Picture) Warped cabinet door under the sink

**3.10** Item 1(Picture) Convection fan noise: The oven convection fan appeared to be noisier that typical. Recommend further evaluation by an appliance specialist.



3.10 Item 1(Picture) Convection fan noise:



**3.13** Food waste disposer had a rock or bone in it making some noise. The bearings appeared to be satisfactory at the time of the inspection.

**3.15** Item 1(Picture) See roof vent comments



**3.15** Item 1(Picture) See roof vent comments

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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.

4. Bathroom and Components

Styles & Materials

Exhaust Fans:

Fan only

		IN	NI	NP	RR
4.0	Ceiling	•			
4.1	Walls	•			
4.2	Floors	•			
4.3	Doors				•
4.4	Windows	•			
4.5	Counters and Cabinets (representative number)	•			
4.6	Plumbing Drain, Waste and Vent Systems	•			
4.7	Plumbing Water Supply, Distribution System and Fixtures	•			
4.8	Outlets, Switches and Fixtures	•			
4.9	Exhaust fan	•			
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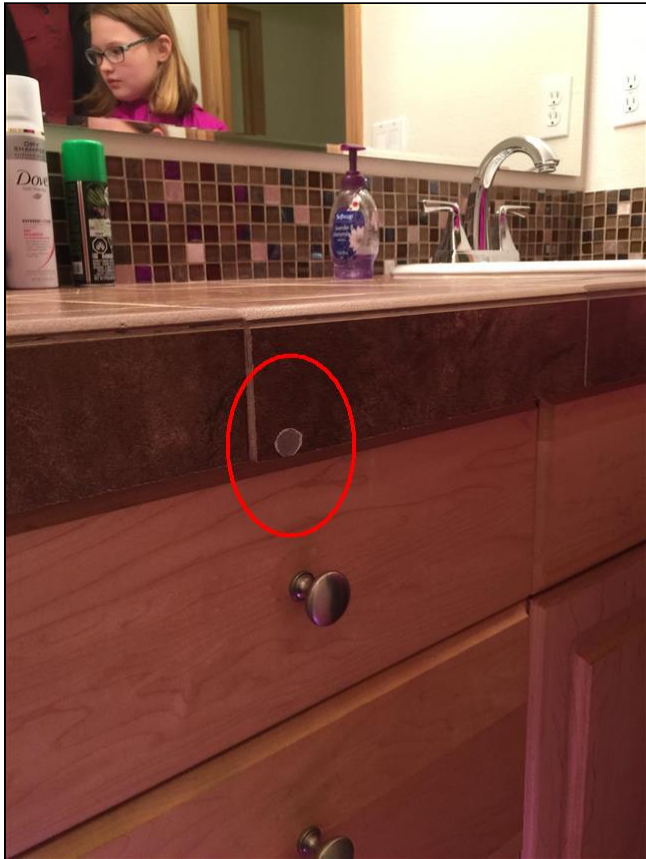
Comments:

4.0 Item 1(Picture) Chip in counter

Item 2(Picture) Bathroom door moisture damage

Item 3(Picture) Bathroom door moisture damage

Item 4(Picture) Bathroom door moisture damage



4.0 Item 1(Picture) Chip in counter



4.0 Item 2(Picture) Bathroom door moisture damage





4.0 Item 3(Picture) Bathroom door moisture damage



4.0 Item 4(Picture) Bathroom door moisture damage

**4.3** Item 1(Picture), Item 2(Picture) Item 3(Picture) Bottom of bathroom door damage: All three bathroom doors appeared to have moisture damage at the bottom of the doors. Recommend repair.



4.3 Item 1(Picture) Bottom of bathroom door damage

4.3 Item 2(Picture)



4.3 Item 3(Picture) Bottom of bathroom door damage



5. Rooms

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

<b>Ceiling Materials:</b> Gypsum Board	<b>Wall Material:</b> Gypsum Board	<b>Floor Covering(s):</b> Carpet Hardwood T&G
<b>Interior Doors:</b> Hollow core	<b>Window Types:</b> Thermal/Insulated	<b>Window Manufacturer:</b> UNKNOWN

		IN	NI	NP	RR
5.0	Ceilings	•			
5.1	Walls	•			
5.2	Floors				•
5.3	Steps, Stairways, Balconies and Railings	•			
5.4	Doors (representative number)	•			
5.5	Windows (representative number)	•			
5.6	Outlets, Switches and Fixtures	•			
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Comments:

5.0 Item 1(Picture) Loose cabinet door

Item 2(Picture) Loose door knob plate North bedroom



5.0 Item 1(Picture) Loose cabinet door



5.0 Item 2(Picture) Loose door knob plate

5.2 Item 1(Picture) Moisture staining, Item 2(Picture) Moisture staining: The first floor hallway had apparent moisture staining. Recommend repair.



5.2 Item 1(Picture) Moisture staining



5.2 Item 2(Picture) Moisture staining

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.

6. Bedrooms

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

<b>Ceiling Materials:</b> Gypsum Board	<b>Wall Material:</b> Gypsum Board	<b>Floor Covering(s):</b> Carpet
<b>Interior Doors:</b> Hollow core	<b>Window Types:</b> Thermal/Insulated	<b>Window Manufacturer:</b> UNKNOWN

		IN	NI	NP	RR
6.0	Ceilings	•			
6.1	Walls	•			
6.2	Floors	•			
6.3	Steps, Stairways, Balconies and Railings	•			
6.4	Doors (representative number)	•			
6.5	Windows (representative number)	•			
6.6	Outlets, Switches and Fixtures	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

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.



7. Garage

Styles & Materials

Garage Door Type:One manualTwo automatic

Garage Door Material:N/A

Auto-opener Manufacturer:CHAMBERLAIN

		IN	NI	NP	RR
7.0	Garage Ceilings	•			
7.1	Garage Walls (including Firewall Separation)	•			
7.2	Garage Floor	•			
7.3	Garage Door (s)	•			
7.4	Garage window (s)			•	
7.5	Occupant Door (from garage to inside of home)				•
7.6	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			

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INNI NP RR

Comments:

**7.5** Item 1(Picture) Occupant door not self closing: Occupant door to the garage was not a self closing door. Recommend installing spring loaded hinges to ensure this is a self closing door.



7.5 Item 1(Picture) Occupant door not self closing

8. Plumbing System

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

<b>Water Source:</b> Public	<b>Water Filters:</b> None	<b>Plumbing Water Supply (into home):</b> Not visible
<b>Plumbing Water Distribution (inside home):</b> PEX	<b>Plumbing Waste:</b> ABS	<b>Water Heater Power Source:</b> Gas (quick recovery)
<b>Water Heater Capacity:</b> 50 Gallon (2-3 people)	<b>Water Heater Location:</b> Garage	<b>WH Manufacturer:</b> RHEEM

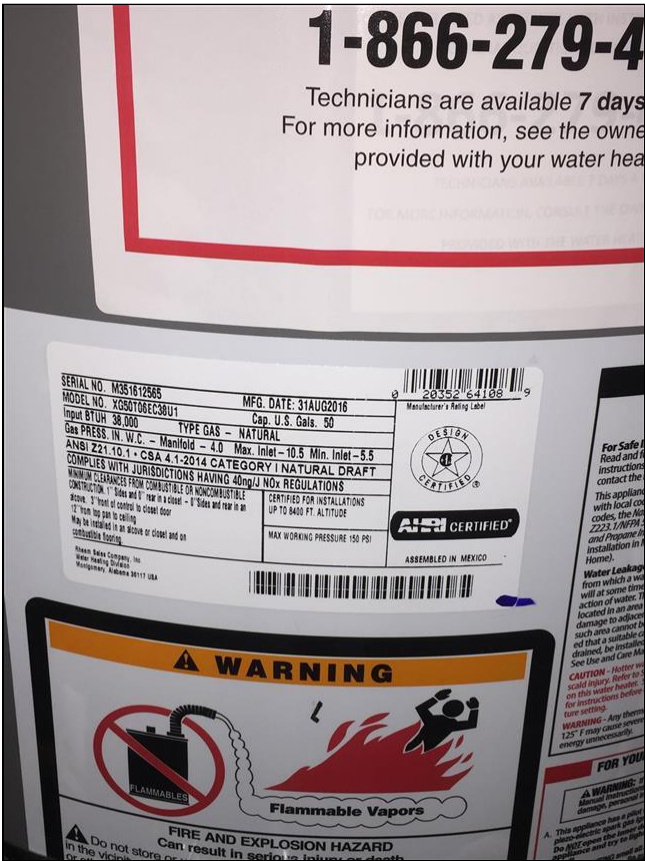
		IN	NI	NP	RR
8.0	Plumbing Drain, Waste and Vent Systems	•			
8.1	Plumbing Water Supply, Distribution System and Fixtures	•			
8.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
8.3	Main Water Shut-off Device (Describe location)	•			
8.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
8.5	Main Fuel Shut-off (Describe Location)	•			
8.6	Sump Pump			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NPNP RR

Comments:

8.2 Item 1(Picture) MFG AUG 2016



8.2 Item 1(Picture) MFG AUG 2016



8.2 Item 2(Picture) General water heater pictures



**8.3 Item 1(Picture) Main water shut off****8.3 Item 1(Picture) Main water shut off****8.5 The main fuel shut off is at gas meter outside**

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.

## 9. Electrical System

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 Service Conductors:**

Below ground

**Panel Capacity:**

125 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

Unknown

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

		IN	NI	NP	RR
9.0	Service Entrance Conductors	•			
9.1	Service and Grounding Equipment, Main Overcurrent Device, Main and 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)	•			
9.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
9.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
9.6	Operation of AFCI (ARC Fault Circuit Interrupters)			•	
9.7	Location of Main and Distribution Panels	•			
9.8	Smoke Detectors		•		
9.9	Carbon Monoxide Detectors				•

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IN NI NP RR

### Comments:

**9.0** Item 1(Picture) Main service ground

Item 2(Picture) General main service photos



9.0 Item 1(Picture) Main service ground



9.0 Item 2(Picture) General main service photos

**9.8** The smoke detector should be tested at common hallway to bedrooms upon moving in to home. Batteries for smoke detectors should be changed every 6 months.



9.8 Item 1(Picture)

**9.9** Recommend ensuring CO detectors on each floor.

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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.



## 10. Heating / Central Air Conditioning

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 rooms.

### Styles & Materials

<b>Heat Type:</b> Furnace	<b>Energy Source:</b> Gas	<b>Number of Heat Systems (excluding wood):</b> Two
<b>Heat System Brand:</b> CENTURION	<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable
<b>Types of Fireplaces:</b> Vented gas logs	<b>Operable Fireplaces:</b> One	<b>Number of Woodstoves:</b> None
<b>Cooling Equipment Type:</b> Air conditioner unit	<b>Cooling Equipment Energy Source:</b> Electricity	<b>Number of AC Only Units:</b> One
<b>Central Air Brand:</b> BRYANT		

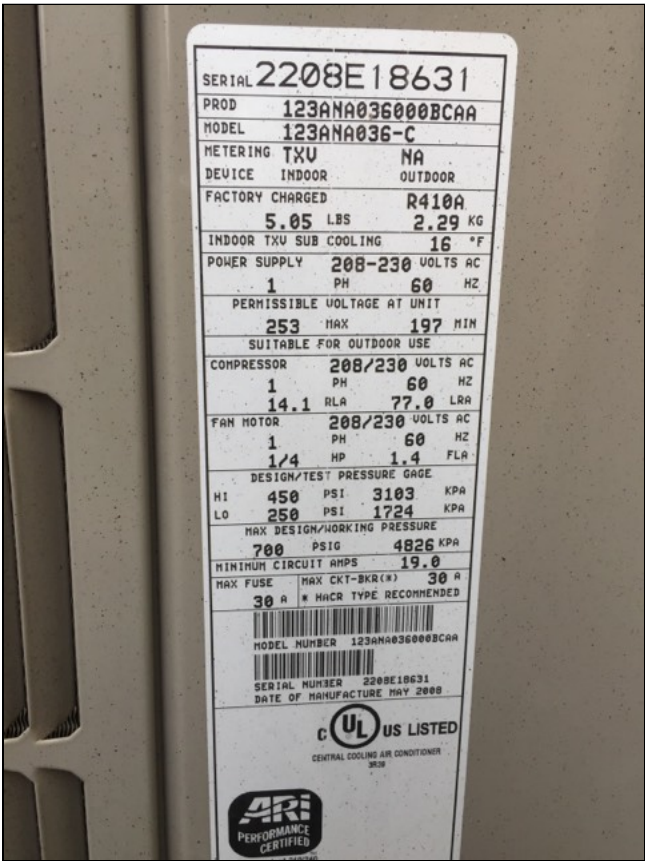
		IN	NI	NP	RR
10.0	Heating Equipment	•			
10.1	Normal Operating Controls	•			
10.2	Automatic Safety Controls	•			
10.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•
10.4	Presence of Installed Heat Source in Each Room	•			
10.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
10.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•			
10.7	Gas/LP Firelogs and Fireplaces	•			
10.8	Cooling and Air Handler Equipment		•		
10.9	Normal Operating Controls		•		
10.10	Presence of Installed Cooling Source in Each Room		•		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

### Comments:

10.0 Item 1(Picture) Air conditioner data plate



10.0 Item 1(Picture) Air conditioner data plate



10.0 Item 2(Picture) Air conditioner photos

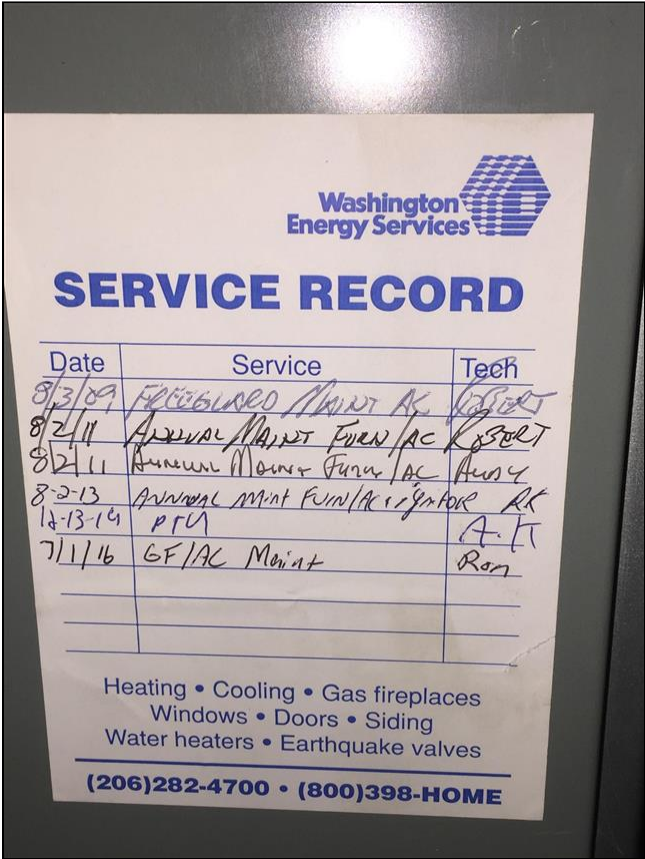




10.0 Item 3(Picture) service disconnect for air conditioner



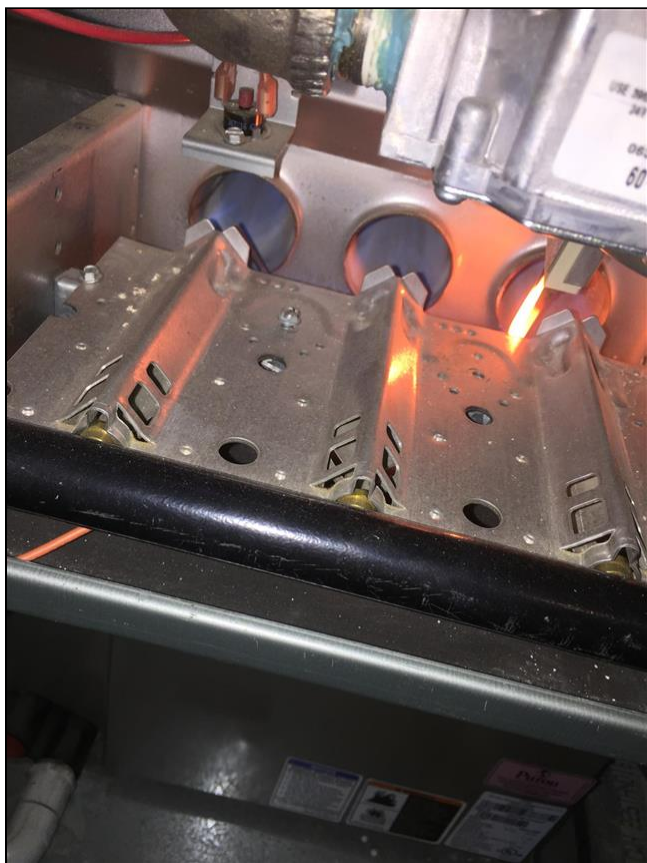
10.0 Item 4(Picture) Main disconnect cover



10.0 Item 5(Picture) Furnace service record



10.0 Item 6(Picture) General furnace photos



10.0 Item 7(Picture) General furnace photos

10.3 Recommend replacing furnace filter.



10.3 Item 1(Picture)



**10.8** The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

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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.

## 11. Structural Components

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

**Foundation:**

Poured concrete

**Method used to observe Crawlspace:**

Crawled

**Floor Structure:**

Engineered floor trusses

**Wall Structure:**

Masonry

**Columns or Piers:**

Wood piers

**Floor System Insulation:**

Batts

		IN	NI	NP	RR
11.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
11.1	Walls (Structural)	•			
11.2	Columns or Piers	•			
11.3	Floors (Structural)	•			
11.4	Ceilings (Structural)			•	
11.5	Insulation Under Floor System	•			
11.6	Vapor Retarders (in Crawlspace or basement)	•			
11.7	Ventilation of Foundation Areas	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

### Comments:

11.0 Item 1(Picture) Main water line entry



11.0 Item 1(Picture) Main water line entry

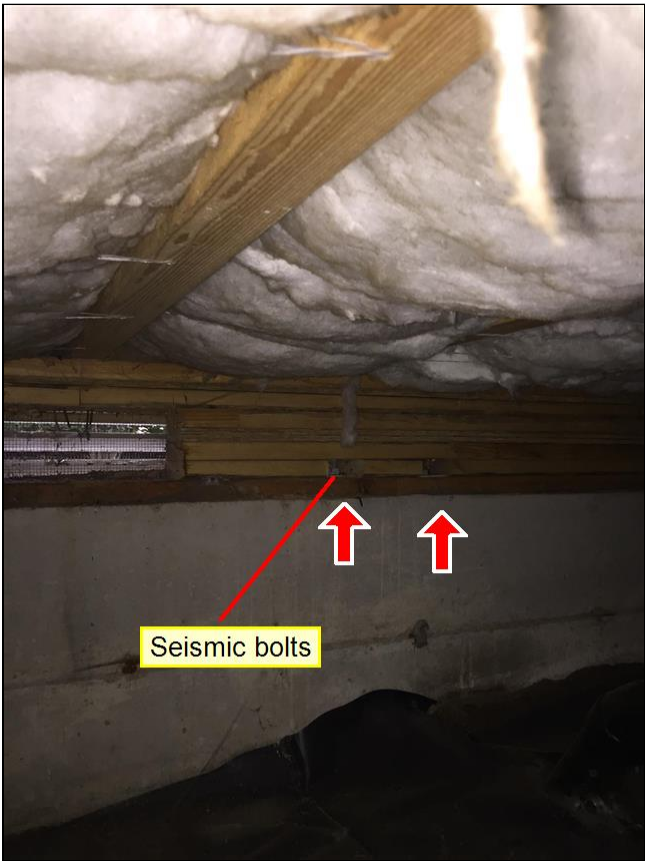
11.0 Item 2(Picture) General crawlspace photos



11.0 Item 3(Picture) HVAC and Insulation photos

11.0 Item 4(Picture) HVAC and insulation photos

11.1 Item 1(Picture) Sill plates and seismic bolt photos



11.1 Item 1(Picture) Sill plates and seismic bolt photos



11.2 Item 1(Picture) General support footings and columns



11.2 Item 1(Picture) General support footings and columns



11.2 Item 2(Picture) General foundation wall and insulation photos

**11.3 Item 1(Picture) Engineered floor joists**



**11.3 Item 1(Picture) Engineered floor joists**

11.5 Item 1(Picture) venting and insulation photos



11.5 Item 1(Picture) venting and insulation photos

11.5 Item 2(Picture) General crawlspace photos

**11.6 Item 1(Picture) General crawlspace photos**



**11.6 Item 1(Picture) General crawlspace photos**



**11.7 Item 1(Picture) General crawlspace photos****11.7 Item 1(Picture) General crawlspace photos**

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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.

## Summary



### Sound Choice Home Inspections

Email: [soundchoicehi@gmail.com](mailto:soundchoicehi@gmail.com)

Phone: 425-232-6190

#### Customer

Joe Sknovich

#### Address

1234 79th Dr. N.E.

Seattle WA 98223

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. Exterior

### 1.0 Wall Cladding Flashing and Trim

**Repair or Replace**

Item 1(Picture) Front house trim damage: The trim at the front (east) side of the house had trim board damage where the wood was in contact with the soil. Recommend replacing damaged trim boards and maintaining a 6-8 inch space between wood and soil.

Item 2(Picture) Flashing at the SE corner: Flashing at the SE corner trim boards did not adequately cover the top of the trim boards. Recommend repair and replace ant damaged boards.

Item 3(Picture) Soft siding: The bottom siding board under the front hose bib was soft at the bottom. REcommend monitoring and keeping this area protected from moisture from the hose bib.

Item 4(Picture) Window trim caulking: Moisture can collect on these trim boards and ledges. Recommend maintenance caulking at all ledges, utility penetrations, and trim boards.

Item 5(Picture) Window trim caulking: Moisture can collect on these trim boards and ledges. Recommend maintenance caulking at all ledges, utility penetrations, and trim boards.

Item 6(Picture) Exposed nail heads: Nail heads were exposed. These areas are vulnerable to moisture wicking into the nail holes and rusting th nails and rotting the LP siding. rEcommend caulking and painting all exposed nail heads.

Item 7(Picture) No flashing: Some areas where exterior wall materials changed were not protected by flashing as required by good building practice. This condition may result in moisture intrusion of these areas.

Item 8(Picture) Vent trim boards: Recommend replacing all rotten vent trim boards, caulking and repainting.

Item 10(Picture) Trim boards behind the TPR valve pipe: Trim boards behind the TPR valve pipe were rotted. Recommend replacing.



1.0 Item 1(Picture) Front house trim damage



1.0 Item 2(Picture) Flashing at the SE corner





1.0 Item 3(Picture) Soft siding



1.0 Item 4(Picture) Window trim caulking



1.0 Item 5(Picture) Window trim caulking:



1.0 Item 6(Picture) Exposed nail heads





1.0 Item 7(Picture) No flashing



1.0 Item 8(Picture) Vent trim boards



1.0 Item 9(Picture) Vent trim board damage



1.0 Item 10(Picture) Trim boards behind the TPR valve pipe

**1.1 Doors (Exterior)****Repair or Replace**

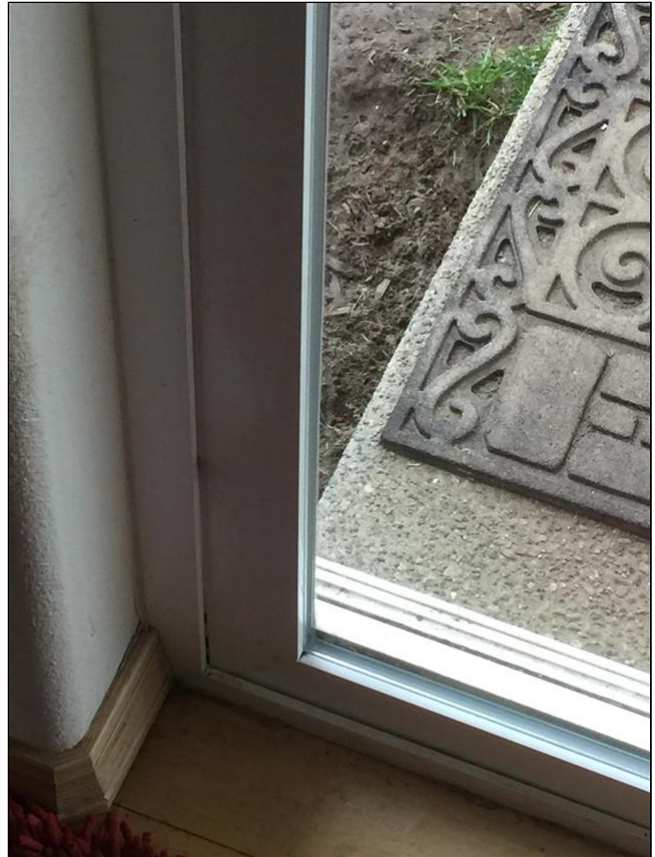
Item 1(Picture) Front entryway door: Front entryway door did not latch when closed. Recommend readjustment to ensure the door closes and latches smoothly.

Item 2(Picture) Rear sliding door: Rear sliding door did not close smoothly. Recommend repair by a licensed window contractor.

Item 3(Picture) trim paint: Recommend repainting all localized areas where paint was peeling.



1.1 Item 1(Picture) Front entryway door



1.1 Item 2(Picture) Rear sliding door





1.1 Item 3(Picture) trim paint

### 1.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

#### Repair or Replace

Item 1(Picture) Fence board wood decay: Some areas of fencing were in contact with the ground. Recommend repair and maintaining a gap between the wood and soil.

Item 2(Picture) Wood to soil contact.

Item 3(Picture) Warped fence boards: Several fence boards were warped. Recommend replacing these boards.



1.3 Item 1(Picture) Fence board wood decay



1.3 Item 2(Picture) Wood to soil contact



1.3 Item 3(Picture) Warped fence boards



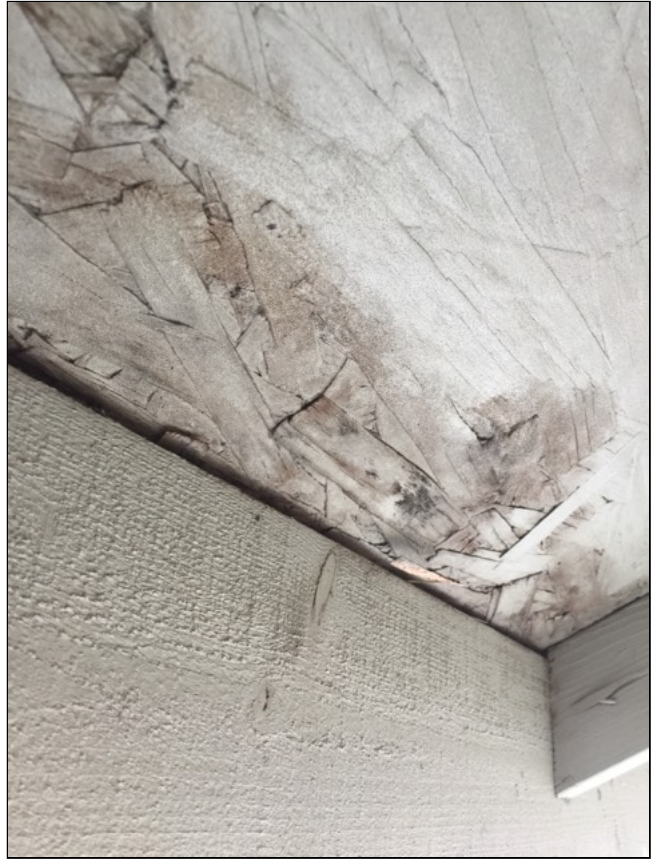
**1.5 Eaves, Soffits and Fascias****Repair or Replace**

Item 1(Picture) Possible moisture behind gutter.

Item 2(Picture) Moisture staining behind gutter and fascia: The North soffit boards had moisture staining and damage from apparent water wicking behind the gutter and fascia boards. Recommend ensuring the water makes it all the way into the gutter.



1.5 Item 1(Picture) Possible moisture behind gutter.



1.5 Item 2(Picture) Moisture staining behind gutter and fascia

**2. Roof System / Chimneys and Attic****2.0 Roof Coverings****Repair or Replace**

Item 1(Picture), The roof covering was a 30 year architectural style roof. It was approximately 10 years old and showed wear commiserate for the age of the roof. There were several areas where there was greater wear and one area at the south slope where the felt was showing below the skylights. Recommend a roofer replace any defective shingles.

Item 2(Picture) Gutters full of granules: It is possible that this roof has been pressure washed. Recommend removing all granules from the gutters.

Item 3(Picture) Areas of felt showing





2.0 Item 1(Picture) Roof granuals missing



2.0 Item 2(Picture) Gutters full of granules



2.0 Item 3(Picture) Areas of felt showing



2.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

Item 1(Picture) Skylight defect: Two of the three skylights had either seal leaks or glazing defects. Recommend a further evaluation by a licensed window contractor.



2.2 Item 1(Picture) Skylight defect



2.2 Item 2(Picture) Skylight defect

2.3 Ventilation of Roof/Attic

Repair or Replace

Item 1(Picture) Dryer venting lint onto the roof: The dryer vent appeared to be full of lint. Recommend cleaning the dryer vent pipe out and ensuring there is no residual lint in the pipe.



2.3 Item 1(Picture) Dryer venting lint onto the roof



2.3 Item 2(Picture) Dryer vent

### 3. Kitchen Components and Appliances

#### 3.2 Floors

##### Repair or Replace

Item 1(Picture) Dog claw marks: There were various places where the floor appeared to have been marked up by the dog's claws. Recommend repair or replace.





3.2 Item 1(Picture) Dog claw marks

**3.5 Counters and Cabinets (representative number)**

**Repair or Replace**

Item 1(Picture) Warped cabinet door under the sink: Recommend repair or replace.



3.5 Item 1(Picture) Warped cabinet door under the sink

## 4. Bathroom and Components

### 4.3 Doors

#### Repair or Replace

Item 1(Picture), Item 2(Picture) Item 3(Picture) Bottom of bathroom door damage: All three bathroom doors appeared to have moisture damage at the bottom of the doors. Recommend repair.



4.3 Item 1(Picture) Bottom of bathroom door damage



4.3 Item 2(Picture)



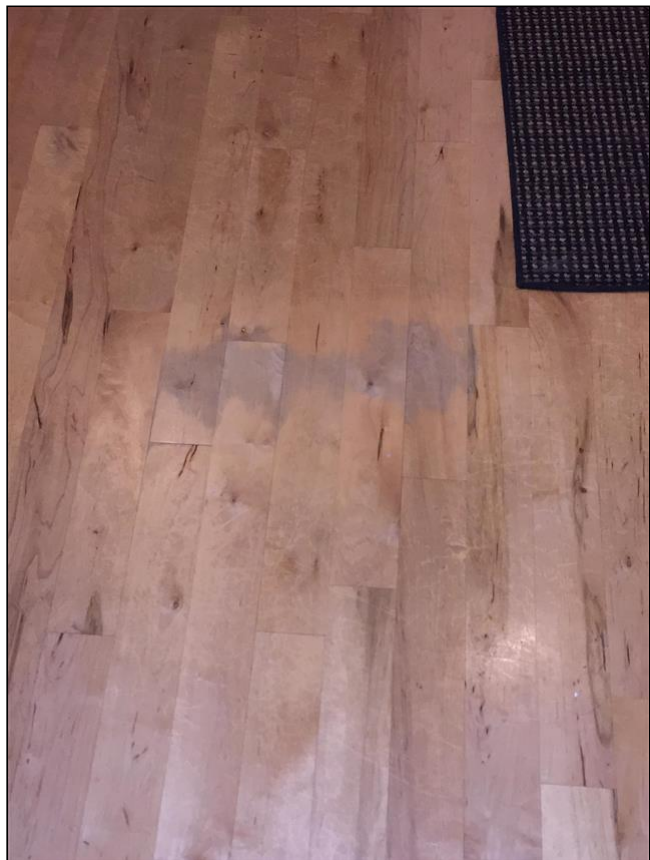
4.3 Item 3(Picture) Bottom of bathroom door damage

5. Rooms

5.2 Floors

Repair or Replace

Item 1(Picture) Moisture staining, Item 2(Picture) Moisture staining: The first floor hallway had apparent moisture staining. Recommend repair.



5.2 Item 1(Picture) Moisture staining



5.2 Item 2(Picture) Moisture staining

7. Garage

7.5 Occupant Door (from garage to inside of home)

Repair or Replace

Item 1(Picture) Occupant door not self closing: Occupant door to the garage was not a self closing door. Recommend installing spring loaded hinges to ensure this is a self closing door.





7.5 Item 1(Picture) Occupant door not self closing

## 9. Electrical System

### 9.9 Carbon Monoxide Detectors

#### Repair or Replace

Recommend ensuring CO detectors on each floor.

## 10. Heating / Central Air Conditioning

### 10.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

#### Repair or Replace

Recommend replacing furnace filter.



10.3 Item 1(Picture)

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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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## INVOICE

Sound Choice Home Inspections  
 Email: soundchoicehi@gmail.com  
 Phone: 425-232-6190  
 Inspected By: Dave Woodward

Inspection Date: 3/12/2017  
 Report ID: 123417 79

Customer Info:	Inspection Property:
Joe Sknovich	1234 79th Dr. N.E. Seattle WA 98223
Customer's Real Estate Professional:	

## Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 2,999	395.00	1	395.00
			Tax \$0.00
			<b>Total Price \$395.00</b>

Payment Method: Check  
 Payment Status: Paid At Time Of Inspection  
 Note: