

Andi XXXXX

December 29th, 2018

Consult Date: December 29th, 2018
Consult Focus: New Home Builders Punch List

Inspection Address: **XXX XXth Avenue East**
Seattle, WA 98112

WA State Licensed Home Inspector: # 487
WA State Structural Pest Inspector: # 62483

Dear Andi,

Home and Building Services, inc. in its desire to provide a professional service, performs its inspections to the highest industry standards and subscribes to the Washington States Standards, Codes and Ethic requirements.

The purpose of this inspection is to identify as many existing flaws in the structure as visible. All visible and / or readily accessible areas will be inspected: foundation, exterior, attic, crawlspace, interior, mechanical, plumbing, roof and electrical.

This residential survey is of a new house. The lists provided should be considered a guide or punch list for completion and corrections. Most of these items are typically found during the finishing stages of construction. The local building department inspects for compliance with building codes and zoning and our inspection is based on current industry standards.

These observations and opinions are in reference to items or components that are readily accessible. Destructive inspections are not performed unless written approval is obtained from the current owners. Because of this, hidden defects may be present but cannot be detected with the naked eye. It is not our contention nor do we imply that an item or component not mentioned is in satisfactory condition or in working order, nor do we warrant or guarantee any component or item. Our conclusions or opinions are based on spot checks of what was readily accessible and visible at the time of inspection.

We strive to educate the homebuyer with as much information as possible during the discovery process of the inspection. We are not capable of a full and complete understanding of the house in the two to three hour period of time spent inspecting the home. However the buyer is encouraged to follow the inspector through the house during the inspection to have a full understanding of what the inspection covers and what is not possible to inspect in the process. Through our experience, we spend time focusing on likely trouble spots and work to make you aware of the areas a home owner should monitor on an on going basis for home maintenance and repairs. Again, we see our role as one to educate and inform the home buyer with as much information as possible during our in depth look at the home and we do not offer any form of guarantee or warranty for any component or item.

The following is a summary of a visual Residential Survey conducted on a new professionally constructed house. Most of the following list includes items normally found during the finishing stages of construction. The home appears sound and constructed to today's standards.

It should be noted that the drywall and paint finishes were poorly performed corrections and improvements are recommended. These items should be fine tuned to match the fit and finish of a home in this price range. Please note that cosmetic items are not part of this inspection and the buyer is encouraged to walk through the home, with the builder, to identify areas of needed improvements and corrections.

A camera sewer pipe inspection was not performed and the condition is unknown of the sewer pipe from the house to the street main. This home likely has a shared sewer pipe, with the three homes on the lot, to the street main sewer connection. The builder may be able to provide a camera inspection and recording, if not, I recommend having one performed.

The roof deck access stair house roof does not have proper drainage. Currently the roof drainage is directed onto the siding and will cause long-term damage to the siding and finish. A roof drain collection box and downspout need to be installed to meet the manufacturers specifications and warranty coverage.

The lists below should be considered a guide or punch list and used in the final detailing and construction. Please note that these items do not appear to have been intentionally omitted rather the finishing touches and fine-tuning of the home. This is not to be perceived as a negative assessment of the home.

Please read through the entire report and contact me with all questions and concerns. A Full Home Buyers Inspection Report is available, with additional information, photographs, and descriptions of the items listed in this Builders Punch List. The Full Report also contains information identifying all emergency shut off locations, maintenance recommendations, and a full description of the home and it's systems.

For additional information or questions please call Home and Building Services.

Sincerely,

Steve Bryan, President

CONCLUSIONS

DEFECTS recommend repair or replacement

1. Exterior:

1.1. earth wood contact:

- 1.1.1. areas of soils in contact with the siding
 - 1.1.1.1. north side below the retaining wall
 - 1.1.1.2. soil settling @ south / front yard
 - 1.1.1.3. *permanent corrections needed*

1.2. driveway:

- 1.2.1. driveway sloped to house, missing protection from accidental car impacts w/ house
 - 1.2.1.1. *install curb stops at all three parking spaces*
- 1.2.2. water heater exhaust pipe missing protection from car bumpers
 - 1.2.2.1. *install a bollard to protect pipe from bumper contact*

1.3. foundation form wood:

- 1.3.1. NW corner foundation / retaining wall intersection w/ form wood in place
- 1.3.2. WDO (wood destroying organism conducive condition) fungal rot & carpenter ant conditions as wood deteriorates
- 1.3.3. *remove all remaining form wood & provide proper clearances at base of siding*

1.4. storm water rain garden:

- 1.4.1. poor finish w/ downspout too short
 - 1.4.1.1. *extend downspout & draining onto washed rock for long term drainage, mildew growth & maintenance*
- 1.4.2. exposed foundation @ rain garden w/ paint on wall
 - 1.4.2.1. *clean numbers off foundation wall*

1.5. siding:

- 1.5.1. roof deck stair house roof draining onto siding
 - 1.5.1.1. roof area of over 850 square feet draining on siding
 - 1.5.1.2. not to siding manufacturers specifications
 - 1.5.1.3. *install drain scupper collection box & downspout, extend to deck level*
- 1.5.2. siding penetrations:
 - 1.5.2.1. north side electrical ground connection / communications wiring opening not water & air sealed
 - 1.5.2.2. *seal opening w/ proper sealant*

1.6. fencing:

- 1.6.1. north side fence line w/ temporary soil undermining
- 1.6.2. *insure proper back fill & fence post stability when neighboring construction foundation back filling is complete*

2. Roof:

2.1. roof deck stair house roof draining directly on siding

- 2.1.1. roof area of over 850 square feet missing scupper & downspout
- 2.1.2. not to siding manufacturers installation recommendations
- 2.1.3. *install @ drain scupper / collection box & install downspout to deck level*
- 2.1.4. *note: scupper should include an overflow opening*

DEFECTS CONTINUED

3. Plumbing:

- 3.1. sewer pipe:
 - 3.1.1. note: the sewer line appears to be shared with the two east side neighboring homes
 - 3.1.2. *recommend the builder provide any existing sewer camera inspection or have one performed*
- 3.2. water meter:
 - 3.2.1. located @ street, three meters observed
 - 3.2.2. *identify & label which meter serves unit 107 for emergency use*
- 3.3. water heater exhaust:
 - 3.3.1. exhaust pipe exposed to car bumpers, missing protection
 - 3.3.2. *install a bollard to protect pipe from bumper contact*
- 3.4. water heater gas piping:
 - 3.4.1. poorly installed; blocking closet access & use @ shut off valve / flex connection
 - 3.4.2. *adjust / turn to prevent potential damage during closet use & provide full access*
- 3.5. roof deck hose bibb / faucet:
 - 3.5.1. does not appear to be a frost free hose connection
 - 3.5.2. *recommend additional information from the builder, in regards to freeze protection needs*

4. Electrical:

- 4.1. main panel labeling:
 - 4.1.1. breakers do not appear to be properly labeled
 - 4.1.2. see kitchen outlets & range breakers
 - 4.1.3. *correct*

5. Interior:

- 5.1. entry door:
 - 5.1.1. door jamb w/ high south side weather exposure & water staining
 - 5.1.2. *wood jamb needs minor crack filling & additional paint protection*
 - 5.1.3. *note: will require regular paint maintenance & monitoring*
- 5.2. roof deck door:
 - 5.2.1. poor seal w/ water staining & gaps
 - 5.2.2. weather stripping allowing air flow
 - 5.2.3. *adjust door & jamb as needed to properly air & water seal*
 - 5.2.4. *fill cracks & seams & apply good paint protection*
 - 5.2.5. *note: door jamb, sill & walls will require regular monitoring during winter winds & rains to determine if adjustments correct evidence of water & air intrusion*
- 5.3. doors:
 - 5.3.1. lower level patio sliding glass door w/ operable section in corner
 - 5.3.1.1. *opening slider section should be in the center of the room, right side, for ease of access & furniture placement*
 - 5.3.2. lower SE bedroom door doesn't latch
 - 5.3.2.1. *correct / adjust*
- 5.4. wall finishes:
 - 5.4.1. poor drywall texture & patching finish
 - 5.4.1.1. example: NE bedroom closet, upper right corner
 - 5.4.1.2. *recommend walk through, with builder, to identify all areas needing corrections to provide the fit & finish for a home in this price range*

- 5.4.2. poor paint finish & touch-up
 - 5.4.2.1. *recommend walk through, with builder, to identify all areas needing corrections to provide the fit & finish for a home in this price range*
- 5.4.3. failing sealant / caulking @ windows
 - 5.4.3.1. *corrections / touch-up needed, see upper bedroom SE windows jambs & sill*
- 5.5. windows:
 - 5.5.1. dining room ENE window does not latch properly
 - 5.5.1.1. *correct / adjust as needed*
- 5.6. flooring:
 - 5.6.1. kitchen flooring w/ damage @ dishwasher toe kick
 - 5.6.1.1. *correct / repair as needed*
 - 5.6.2. lower level sliding glass door threshold w/ partial / failing sealant to flooring
 - 5.6.2.1. *correct / repair as needed*
- 5.7. stairs:
 - 5.7.1. hand railings w/ two loose sections
 - 5.7.1.1. *properly secure / mount railings to prevent all movement*
 - 5.7.2. wood treads pose high fall accident rate
 - 5.7.2.1. *recommend installing carpet runners for safety*
- 5.8. closets:
 - 5.8.1. shelf & pole systems not installed
- 5.9. kitchen:
 - 5.9.1. counter tops:
 - 5.9.1.1. counter top / back splash grout failing
 - 5.9.1.2. *remove grout & install color matched sealant @ all seams*
 - 5.9.2. refrigerator:
 - 5.9.2.1. interior light not functioning as intended: *correct as needed*
 - 5.9.3. disposer:
 - 5.9.3.1. debris in disposer: *remove / clear / clean as needed*
- 5.10. laundry:
 - 5.10.1. appliances not installed
 - 5.10.1.1. no drip pan observed for washing machine
 - 5.10.1.2. *recommend installing*
 - 5.10.2. washing machine connections:
 - 5.10.2.1. recessed boxes missing perimeter / drywall trim
 - 5.10.2.2. *install plastic trim @ both recessed boxes*
 - 5.10.3. whole house fan & timer
 - 5.10.3.1. wall mounted timer for required fresh air intake
 - 5.10.3.2. window located fresh air vents observed
 - 5.10.3.3. *recommend builder explain operation, set timer for required venting times*
- 5.11. master bathroom:
 - 5.11.1. shower tiled walls to mud set pan w/ cracking / gaps
 - 5.11.1.1. *touch-up / correct w/ proper grout matching sealant*
 - 5.11.2. counter top back splash seams w/ cracking / gaps
 - 5.11.2.1. *touch-up / correct w/ proper grout matching sealant*
- 5.12. lower level bathroom:
 - 5.12.1. tub drain stopper stuck: *correct as needed*
 - 5.12.2. sink base cabinet w/ excessive drain cut out
 - 5.12.2.1. *install skin / end panel to enclose*