

David XXX

December 6th, 2018

Consult Date: December 6th, 2018
Consult Focus: Home Buyers Inspection: Further Analysis,
Major Issues & Considerations Summary

Inspection Address: **XXXX Xth Avenue West**
Seattle, WA 98119

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

Dear David,

The following is a brief listing of the major items, defects and issues observed during the Home Buyers Inspection. I recommend considering these items as you are purchasing your new home. Please note, there are many additional smaller items observed and listed in the main report.

Please note there are some items with recommended further inspection and analysis as well as corrections. Refer to the main report for a more complete listing of items requiring attention and photographs.

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

Sincerely,
Steve Bryan, President

Observations and Recommended Further Inspection & Analysis:

Electrical: - extensive unsafe, incomplete & non conforming wiring
- exterior, interior, garage, attic w/ unsafe wiring
- open splices & non conforming circuits
- missing fixtures, open electrical boxes, loose wiring
- wiring not to code & not professionally performed
- recommend a licensed electrical contractor inspect the entire home & correct as needed
- note home should be cleared of all personal & stored items for full access & views

Garage - garage roof deck structure compromised w/ fungal rot & decay
- failed water proof membrane; remove, rebuild & replace
- unsafe deck stairs & railing not to industry standards or codes
- non professional construction techniques
- electrical wiring corrections needed, unsafe, non professional work
- exterior siding w/ rot & decay
- recommend a qualified licensed contractor inspect & rebuild as needed

Observations and Recommended Further Inspection & Analysis: continued

- Roof: - failed; needs removal & replacement
- *recommend a qualified licensed roofing contractor inspect & replace*
- Chimney: - loose brick; rebuild from roof line up
- upper level fireplace w/ loose brick in flue & missing damper
- *unsafe, do not use until inspected & repaired*
- *recommend a qualified licensed mason inspect & rebuild as needed*
- Decks: - NW deck w/ active leaking & ponding
- evidence of rot & decay within enclosed structure
- needs further inspection to determine extent of needed repairs
- east deck w/ poor / minimal water proof membrane coverage
- living room addition roof needs additional coatings
- south side deck & stairs not to safety standards or codes
- improper design & non professional construction techniques
- missing required landing & railings
- loose deck boards
- improperly enclosed gas meter PRV
- *recommend a qualified licensed contractor inspect, repair, replace, rebuild as needed*
- Plumbing: - non professional workmanship
- slow drains & missing drain assembly parts
- independent sewer inspection performed; *refer to Hydro Physics Inspection & recommendations*
- Interior: - bathrooms:
- upper level bath non professional tile installation w/ loose tiles,
- master shower mud set tiled pan w/ evidence of water proof integrity concerns
- loose bathroom vanities & counter tops
- non functioning & improperly installed exhaust fans
- finish & trim throughout w/ partially complete projects & evidence of non professional workmanship
- HVAC: - heating system w/ portions not functioning as intended
- *recommend a qualified licensed HVAC contractor inspect & correct as needed*

Safety & Health Considerations:

- unsafe electrical conditions throughout property
- upgrade smoke detectors w/ detectors in all sleeping rooms
- lower level bedroom w/ limited emergency egress, not to current standards
- exterior gas meter location enclosed & not to safety standards
- patios & decks w/ grade changes of over 30" missing guard railings
- garage overhead door opener safety features not functioning as intended

Additional Observations:

- non professional workmanship observed throughout w/ work not performed to industry standards w/ safety concerns
- partially completed projects observed throughout
- brick foundation w/ limited evidence of structural upgrades
- siding in contact w/ concrete walkways w/ rot & decay
- attached shed not professionally constructed w/ missing flashings
- extensive personal & stored items limited views of house & garage
- expectations should include future identification of items requiring repairs and corrections that were not visible or accessible at the time of this inspection