

Home and Building Services, inc.

Bennet XXXX

September 16, 20XX

Consult Address: ##### East XXXXX Avenue
XXXXX, WA

Consult Date: September 11, 20XX
Consult Focus: Apartment Investor Inspection Summary

WA State Licensed Home Inspector: # 487
WA State Structural Pest Inspector: # 62483
WA State Structural Pest Inspection: # 0290AQ####

Dear Bennet,

Thank you for the opportunity to assist you in evaluating the condition of the thirty-four-unit rental property consisting of seventeen duplexes. The following list address the concerns and defects observed during the visual and non-destructive inspection of the building. This report is not intended to be an all inclusive or exhaustive report. Rather, it is a basic overview of the structure and the existing conditions observed. It is a visual inspection of all exterior accessible areas. No destructive techniques were employed.

Originally constructed in 1977, there was no evidence of major changes or remodeling through the years. The building is typical in design and constructed for its age and was constructed with a concrete slab on grade foundation. It appears to have been constructed to the required codes of the time. Some of the original design elements and construction materials have caused problems and issues that need attention to limit the ongoing damage and deterioration.

Also listed are recommended for upgrades to address newer standards and codes, that I strongly recommend for safety of the tenants as well as the potential liability. These include smoke detectors in all sleeping rooms and upgrading the remaining kitchen outlets to GFCI. Although the building appears to have been constructed to the code of the day, these upgrades should be considered.

Current issues regarding construction during this time period are the potential asbestos content in the ceiling texture and the potential lead content of some of the original paint. Please note that both materials, as used in this type of construction, pose no health risk or exposure while living in homes. The only concerns and precautions, which include required practices, are when the materials are removed or otherwise disturbed. I strongly recommend having the popcorn ceiling texture tested for asbestos content, as well as the original paint tested for lead. Both of these materials may not be present and will greatly limit the remodel and maintenance costs if properly documented. Otherwise special precautions need to be taken while working on these homes for the safety of renters and workers, as well as protect ownership from liability associated with work not performed to the most recent requirements.

The lists in this report are intended to help you prioritize the needed repairs, maintenance, and upgrading to the buildings.

For further information or services, please contact Home and Building Services, inc.

Thank you,

Steve Bryan, President

HOME AND BUILDING SERVICES, inc.
2426 70th Avenue, S. E.
Mercer Island, WA 98040
(206) 232-2473

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OBSERVATIONS

EXTERIORS:

The exteriors are an exterior grade of **plywood siding**, referred to as T-1-11. It is the least expensive material for exterior cladding, however it can weather well if paint is well maintained. The south and west sides of units 1 through 14 are subjected to high wind and weather exposure, creating ongoing deterioration and repairs. The homes do not appear to have been properly prepared or painted for many years adding to the current decay and delaminating problems.

Several of the buildings have had basic repairs performed, likely to replace damaged and rotted siding. Most of this work still needs to have paint to complete the work and protect the materials from weather damage.

The buildings have a band of trim installed around the base of the siding, commonly referred to as a bellyband. This has been improperly installed allowing water to pass between the trim and siding causing decay and rot. All of this material should be removed and the T-1-11 replaced as needed. In areas where the band is desired, or used as the replacement of the damaged siding, proper flashing should be installed behind the plywood and over the top of the bellyband. This band should be pressure treated 2x material to limit decay when soil is in contact.

The **storage closets** on the west side units have suffered the most weather damage, again due to the wind and rain exposure. This includes the south facing access doors. The west siding has large amounts of roof drainage on the plywood due to the lack of gutters at the outside wall. Installation of gutters and a downspout should limit the need for ongoing siding replacement, where currently a higher rate of failure and repairs were observed.

Extensive **soil contact** was observed at the base of the siding and bellyband trim throughout the project. This needs to be corrected and maintained to prevent additional ongoing damage and decay.

The **entry doors**, on the south sides, have a strong weather exposure and several have been replaced. In most cases the trim has not been installed properly or painted, with the exception of the factory priming. Repairs and replacement are needed on many of the doors.

Several years ago the **windows** were upgraded to vinyl thermal pane, with one exception noted and should not require any further upgrades or replacement for the next fifteen years or more. **Unit 20** has an **unsafe condition** with an original aluminum window and a loose glass pane. This needs immediate repairs to prevent injury and broken glass.

Unit 30, on the south side, has evidence of high moisture levels including a fungal growth on the T-1-11 siding and evidence of moisture damage to the interior drywall. Removal of the damaged drywall is recommended to determine the source and extent of damage as well as repairs. The source needs to be corrected prior to the re-installation of the drywall. Regular monitoring should follow proper cleaning of the exterior siding, a heavy paint priming prior to final paint coating.

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ROOFING:

All of the buildings have had the roofs replaced, within the last ten years, with a **raised seam metal roof**. The material appears to have been properly installed and vented. This metal roofing has a very long expected life span with minimal maintenance requirements.

The **gutters and downspouts** need attention. Most of the downspouts are the original galvanized material with rust and deterioration. Several have missing parts, allowing water to drain on the siding creating damage, others were not installed with proper slope to allow good flow and prevent leaking. Note some of the parts were installed improperly with the slip fittings backwards allowing additional leaking. I recommend replacing all of the downspouts with new aluminum downspouts and fittings as well as properly aligning and supporting the splash blocks for proper drainage away from the foundation and secured against accidental movement. Several of the buildings need the gutter cleaned.

Building 7/8 appears to have had a tree branch fall on the roof causing minor damage. One rafter tail, on the east side, is broken and causes not structural issues or concerns. The roofing panels show minor scarring from the impact and the ridge vent flashing is bent. No current repairs are needed.

ATTICS:

The attics have sufficient venting with gable end vents, soffit venting and ridge vents. Insulation upgrades were observed and meet current recommendations, with the exception of some displacement during the exhaust fan work. The kitchen and bath fan ducting has had recent work and additional corrections are needed. Please refer to the Mechanical notes regarding the needed bath fan corrections.

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ELECTRICAL:

The **power service** to the buildings is underground and should last the life of the buildings. Each home has a main electrical panel, these Sylvania 100 amps. panels appear to be serviceable and well within their useful life span. Aluminum service wiring and oven circuits were observed and the balance of the branch circuit wiring is copper, still to today's standards.

Several **unsafe conditions** were observed and need correction. See the individual unit listing for additional concerns.

The **laundry room**, managers dryer, electrical connection is not correctly wired with exposed connections. In **unit 32**, the managers, the water heater electrical connection is not to code with exposed wires not properly protected in conduit. See the Mechanical section for other non-code conforming issues.

A representative number of **electrical panels** were inspected with the covers removed. No visible irregularities were observed. **Unit 13 and the laundry room house panel** have open breaker slots; installation of plastic knockouts is required by code and safety concerns to prevent fingers from shock hazard.

The wiring system should also last the life span of the structures and only the switches and outlets will require occasional replacement. I do recommend safety upgrades to the kitchen outlets to **GFCI protected receptacles**. Most of the homes have been upgraded, however several do not meet current industry standards and current codes.

The **smoke detectors** were observed in all units, however many were missing batteries and a couple were removed, Units 2, 8, 32. The current standards require detectors in all sleeping rooms in addition to the original requirement of the bedroom hallways. I strongly recommend this upgrade to all of the homes.

Please note that an ongoing problem, with renters, is the removal of smoke detectors and the lack of annual battery replacement. Some of the units have had detectors removed, no detectors were observed in any of the bedrooms, and many have had the batteries removed. The management should make the rounds of all units with fresh batteries and additional detectors to bring all up to today's standards.

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MECHANICAL:

The **water system** was constructed with materials most commonly in use today. The structural plumbing shouldn't need any upgrades over the life of the buildings, however the interior fixtures (bathroom sinks & tubs) will require on going upgrades as they age and fail. A few of the toilets appear to have been upgraded to low flow units for water conservation, however plans should be made for replacing the rest of the toilets.

The **sewer system** connections are not typical for a project of this size. They appear to have a septic tank, pump and alarm system connected to the city sewer system. Typically large open areas are required for septic leach fields and multiple systems create more of a challenge. In this case it is reported that the systems, with tanks, are connected to the municipal system. It maybe possible that the project was constructed prior to the municipal system being available, or the municipal system needed the added treatment of holding tanks, prior to pumping the main treatment plant. I recommend obtaining additional information regarding the system design and the financial responsibility to maintain the system. Including which portions of the system are the owner's responsibility and what are the municipal systems. Renters typically are not sensitive to the special needs of a septic tank and system creating a high level of maintenance and servicing.

Water heaters are an ongoing replacement issue that comes with any residential structure. However, none of the electric 50-gallon water heaters have been installed to meet the codes at the time of installation or current codes. Current requirements include seismic strapping, at two locations on the tank, a thermal insulation / isolation pad (when placed on an a concrete pad), and piping on the PTR (pressure temperature relief) valve to drain down hill to the exterior.

No water heaters were observed with the required strapping or pads. Several were observed without the PTRV piping, two of the water heaters, Units 33 & 34, have excessive piping exposed at the exterior, susceptible to damage from pedestrians and lawn mowers. Unit 8 has evidence of a failed PTRV with water dripping from the exterior drainpipe.

A large sampling of water heaters was observed, however many were not accessible due to lock storage sheds. Approximately half of the heaters were installed in 1994 and are at the end of their economic life span, needing replacement, and the balance are units replaced within the last five years.

Plumbing repairs are needed to several of the homes and are listed in the Unit interior section. The original bathroom sinks are steel and many are still in service, these units' rust and chip creating leaks below the sinks. As the bathrooms are upgraded, sink replacement is needed.

Unit 15 has evidence of high moisture levels under the concrete slab. The bathroom vinyl flooring has extensive staining from moisture in the slab and in the finished flooring. Potential sources for the moisture include a broken water supply pipe, a leak in a drainpipe, or water intrusion from the exterior roof drainage. Note this damage may have occurred due to prolonged water exposure and may not still be leaking. This home has evidence of extended high interior humidity with water stains on walls and ceilings.

A possible source, if slab still wet, is a damaged or broken tub or toilet drainpipe under the concrete. The water pipes enter the buildings under the slab, however they typically travel through the wall and ceiling framing to convey the water to the kitchen and bathrooms. The

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manager recently observed the change out of the water meters and didn't have the impression that there were any water leaks from the supply side of this building. The bathroom is located away from the exterior wall and drainage, making this unlikely.

The toilet wax seal usually creates very localized staining, next to the toilet, as does a leaking tub drain fitting. Further analysis is recommended to determine if the moisture is ongoing and its source. A moisture test of the concrete slab, through the vinyl flooring should determine if this is a past event or an ongoing problem. A sewer inspection may be helpful if the slab is still wet. A camera view of the pipe interior, maybe helpful if the break is in the larger main drainpipe from the toilet. However the shower drain isn't accessible by a camera due to the p-trap directly below the tub as well as the smaller diameter pipe. The repairs typically require opening the concrete flooring to access the pipes and then patched after the work is complete. The flooring will need replacement due to the moisture damage and if opening of the slab is required.

Bathroom exhaust fans were observed with improper attic venting. Evidence of previous problems with leaking and high attic moisture levels probably lead to upgrades of the kitchen exhaust fan ducting as well as the bathroom fans. These changes included new exterior vent openings and new attic ducting. The recent work to correct the venting was properly executed for the kitchen fans with proper materials and installation techniques.

Many units were observed with water staining around the bathroom exhaust fans, on the ceiling drywall, with mold and water damage. A poorly or improperly vented fan will collect condensation above the fan housing leading to this type of damage.

The bath fans have longer attic runs with improper ducting material that was poorly installed and failing in several locations. The code requires a smooth wall metal ducting material, sealed at the seams, sloped towards the exterior opening, and insulated to prevent condensation. The recent work employed poorly supported and improper PVC drainpipe as well as poor and failed flex transition from the fan housing to the horizontal run. In several locations, the PVC pipe has become disconnected or sloped creating a belly or a low spot collecting moisture. None of the ducting was insulated and all of the bath fan venting should be replaced to current code to prevent further water damage and mold problems.

The bathroom fans are good quality units and should continue to provide service for many years, however they need to be thoroughly cleaned when the units turn over. Heavy dust build-up was observed in all units and this creates extra labor on the fan motors causing early failure.

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INTERIORS:

Potential **asbestos** in textured ceilings observed in all of the units, often called popcorn or an acoustical ceiling. Typically this material contains asbestos when constructed prior to 1979 when the material was banned. I would assume that all of the ceilings have asbestos until tested. They are currently well painted, which is the recommended protection, referred to as encapsulation. It provides a very safe living environment unless removal or damaged, then special precautions are needed. Ceiling patches were observed in some of units and newer texture was observed in one home. I recommend testing the ceiling texture for asbestos, prior to any work being performed, which will disturb the material. A sample from two different units would be a good indicator of all of the ceilings, as they appear to have been all built at the same time with the same material.

Lead paint is now a regulated material as well. New requirements require special certifications and dust control techniques be employed when working on an area larger than two square feet. The new law, regarding lead, requires all homes be tested prior to working on them, if they were constructed prior to 1979. For this complex the regulation would include work involving painted surface, however it does not include re-painting the homes if it is re-coating and does not involve scrapping and sanding. There is a very strong possibility and likelihood, that there is no lead paint in these buildings. The original millwork and doors were stained or finished without paint and most wall paint at the time did not have lead as a component.

A lead testing company should perform testing on a few units to ascertain if there is any lead requiring these new regulations is met. If there is a report stating no lead was observed, keeping the report on file should greatly limit the potential remodeling and maintenance expenses required to meet the new regulations as well as protect against the potential liability and fines for ignoring the new laws. Again, sampling two different units should be a sufficient indicator for all of the homes.

The **kitchen and bathroom** cabinets are of various ages and conditions. Some of the homes have newer cabinets and many with the original cabinets painted. The units with the original cabinets have various levels of water damage to the interior bases below the sinks. Plan for continued replacement and upgrades of the original cabinets on an as needed basis.

Poor quality cabinets have been installed and will not hold up to regular use. Consider upgrading quality to plywood cabinets allowing for painting and counter top changes over time.

Appliances are of various ages were observed and continued replacement on an as needed basis makes good economical sense.

See Interior section for listing of individual unit defects.

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GENERAL OBSERVATIONS:

The lot has been well graded with good drainage to the exterior perimeter of the project. The parking areas and street appear to drain well with the exception of minor puddles and low spots.

The parking spots are asphalt directly open to the municipal street. Most are in good condition, however patching was observed and future asphalt sealing should be considered to prolong their life. The street and parking have minimal lighting with one streetlight observed in the northern portion of the project.

The main boxes are located together and the roof structure will need rebuilding in the near future.

The phone cabling is buried under ground with the electrical service, however the northern buildings have the cable TV lines run overhead.

The buildings are constructed on a concrete slab on grade. This type of foundation does not have a crawlspace, with the sewer pipes buried under the concrete flooring. The water supply pipes are also under the slab, but to what extent they are plumbed below grade was not determined. No structural concerns or evidence of problems were observed with the exception of the high moisture levels in Unit 15, under the slab.

The wall framing appears to be standard 2x4 construction with manufactured trusses for the roof system. The roof is sheathed with plywood with the required attic venting provided by soffit vents, gable end vents and ridge venting.

The building exteriors and unit interiors show evidence of on going maintenance. Although the quality of the workmanship, in many areas, is not very good and completion of some projects is needed to limit the continued deterioration from weather exposure and renters use. Some of the upgrades and remodeling was performed with low-grade materials and have not or will not hold up well over time. Improving the grade of new cabinets will insure a much longer life span from normal wear and tear.

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FURTHER INSPECTION AND ANALYSIS RECOMMENDED

1. **Unit 15 bath floor:**
 - 1.1. high moisture levels observed
 - 1.1.1. vinyl staining throughout
 - 1.1.2. *recommend moisture meter testing of concrete slab below / through vinyl*
2. **Sewer system:**
 - 2.1. unusual sewer / septic system observed
 - 2.2. *recommend obtaining additional information regarding system design & owner responsibility for repairs and maintenance*

SAFETY DEFECTS **recommend immediate corrections**

3. **Smoke Detectors:**
 - 3.1. several units missing batteries
 - 3.2. some units w/ no detectors
 - 3.2.1. unit 2, 8, 32
 - 3.3. no detectors observed in sleeping rooms
 - 3.4. *recommend installing additional detectors in all sleeping rooms to meet current codes & standards*
4. **Unit 20 window:**
 - 4.1. loose glass pane @ window
 - 4.1.1. single pane aluminum needs replacement
 - 4.1.2. *dangerous condition, replace window w/ new vinyl unit*

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DEFECTS recommend repair or replacement

5. **Exteriors:**

- 5.1. fungal rot / decayed T-1-11 plywood siding:
 - 5.1.1. bottom portion of plywood panels w/ moisture trapped behind bellyband trim
 - 5.1.2. missing proper flashing to divert water over the top of bellyband
 - 5.1.3. most units w/ heavy damage to south exposures & west side storage units
 - 5.1.4. *recommend removal of all bellyband, remove all damaged siding, install flashing behind bottom edge of plywood & over top of new treated trim*
- 5.2. extensive earth / wood contact @ base of siding, most units:
 - 5.2.1. *correct & maintain*
- 5.3. damaged siding & store room doors:
 - 5.3.1. missing gutters & downspouts @ outside walls of storage units:
 - 5.3.2. extensive plywood damage & ongoing repairs due to regular water exposure
 - 5.3.3. weather / rain damaged store room doors, south facing
 - 5.3.4. *recommend installing gutters & downspouts to all west side storage units*
 - 5.3.5. *remove & repair all damaged storage room doors & siding*
- 5.4. drainage:
 - 5.4.1. downspouts
 - 5.4.1.1. many buildings w/ missing parts & transitions
 - 5.4.1.2. water draining on siding & trim
 - 5.4.1.3. poorly located & secured splash blocks
 - 5.4.1.4. improperly assembled downspouts & poorly sloped sections
 - 5.4.1.5. most w/ heavy rust
 - 5.4.1.6. *remove & replace all downspouts & re-position splash blocks*
 - 5.4.2. gutters:
 - 5.4.2.1. *clean & flush; maintain regularly*
- 5.5. paint:
 - 5.5.1. siding past due for paint to protect siding
 - 5.5.2. entry door trim damage due to lack of paint
 - 5.5.3. ongoing siding repairs w/ little or no paint to preserve new siding
 - 5.5.4. *recommend complete painting of all unit exteriors*
- 5.6. Unit 30:
 - 5.6.1. fungal growth on south side plywood siding
 - 5.6.1.1. note interior drywall damage observed
 - 5.6.1.2. water / moisture source not determined
 - 5.6.1.3. *recommend removal of interior drywall to determine source of moisture & correct as needed*

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6. Mechanical:

6.1. sewer system:

6.1.1. appears to be a high bred system w/ septic tank, pump & alarm system connected to the municipal system

6.2. water heaters:

6.2.1. all observed electric water heaters not installed to code

6.2.1.1. missing code required seismic strapping (2), insulation pad under tanks, and several units w/ missing or improper PTRV drain pipes

6.2.1.2. *correct on all units*

6.2.2. active tank PTRV leaking observed in unit 8

6.2.2.1. *inspect & correct as needed*

6.2.3. unsafe electrical connections

6.2.3.1. several observed w/ exposed wire connections

6.2.3.2. *managers water heater needs correction*

6.2.4. improper PTRV drains

6.2.4.1. several tanks w/ pressure temperature relief valves (PTRV) draining uphill

6.2.4.2. several observed w/ missing drain pipes on PTRV's

6.2.4.3. Units 33 / 34 w/ PTRV's drainpipe extended to exterior w/ excessive pipe

6.2.5. note all tanks observed in storage units, many locked & not accessible

6.2.6. note half of observed tanks were past end of economic life span

6.2.6.1. *recommend replacement*

6.2.7. *note, hot water temperatures not tested; recommend testing all temperature settings for tenant safety*

6.3. bathroom exhaust fans:

6.3.1. all units w/ improperly (recently upgraded) attic / exterior venting / ducting

6.3.1.1. improper materials & missing insulation

6.3.1.2. missing required slope for condensate drainage

6.3.1.3. poorly installed fan transitions / flex restricting air flow

6.3.1.4. note recently upgraded kitchen exhaust fans appear to meet code

6.3.1.5. all fans need cleaning of grills, fan motors & fan enclosures

6.3.1.6. *recommend replacing all of the attic ducting w/ code approved & installed materials*

6.3.1.7. *note water damage & staining at many bathroom ceilings @ fan locations*

7. Electrical:

7.1. unsafe electrical conditions:

7.1.1. unit 13 w/ main panel open breaker slot

7.1.2. laundry room electrical panel w/ open breaker slot

7.1.3. unit 17 bedroom w/ no power to most wall outlets

7.1.4. laundry room, managers dryer w/ exposed wiring

7.1.5. unit 32 water heater connection w/ exposed wires

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INTERIOR DEFECTS

8. Unit 1:
 - 8.1. loose kitchen faucet
 - 8.2. failing bathroom sink w/ rust
9. Unit 2:
 - 9.1. *missing smoke detector*
 - 9.2. stove right front burner not functioning
 - 9.3. bath sink w/ slow drain
10. Unit 3:
 - 10.1. *no smoke detector battery*
 - 10.2. no kitchen GFCI protection for counter top outlets
 - 10.3. pet / cat odors
11. Unit 4:
 - 11.1. failing bathroom sink w/ rust
 - 11.2. bath sink w/ slow drain
12. Unit 5:
 - 12.1. no kitchen GFCI protection for counter top outlets
13. Unit 6:
 - 13.1. *loose smoke detector & missing battery*
 - 13.2. no bathroom GFCI protection for outlet
14. Unit 8:
 - 14.1. *missing smoke detector*
 - 14.2. shower valve w/ leak, failed valve seat
15. Unit 9:
 - 15.1. no kitchen GFCI protection for counter top outlets
 - 15.2. shower valve leak
16. Unit 10:
 - 16.1. kitchen GFCI outlet painted, not functioning as intended
 - 16.2. failing bathroom sink w/ rust
 - 16.3. worn bathroom exhaust fan, failing bearings
 - 16.4. occupant is a smoker w/ heavy odor
17. Unit 11:
 - 17.1. failing bathroom sink w/ rust
18. Unit 12:
 - 18.1. heavy moisture damage @ bathroom ceiling fan
19. Unit 13:
 - 19.1. electrical panel w/ open breaker slot
 - 19.2. shower valve w/ leak / drip
 - 19.3. heavy moisture damage @ bathroom ceiling fan
 - 19.4. ceiling water staining @ bathroom
 - 19.5. SE bedroom ceiling w/ water staining
 - 19.6. extensive living room ceiling re-texture

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20. Unit 14:

- 20.1. kitchen sink drain leak
- 20.2. failing bathroom sink w/ rust
- 20.3. heavy moisture damage @ bathroom ceiling fan
- 20.4. damaged closet bi-fold door
- 20.5. no access to master bedroom @ time of inspection

21. Unit 15:

- 21.1. evidence of very high interior moisture levels
 - 21.1.1. heavy water staining on walls & ceilings
 - 21.1.2. bathroom floor w/ heavy water stains in vinyl flooring
 - 21.1.3. mold growth on living room & NW bedroom ceilings
 - 21.1.4. heavy moisture damage @ bathroom ceiling fan
 - 21.1.5. *appears to have had a long term hot water leak to produce steam for extensive water staining*
- 21.2. strong odors: cat, dog & smoking
- 21.3. exterior patio door missing weather stripping

22. Unit 16:

- 22.1. toilet tank leak / drip
- 22.2. bedroom ceiling water staining
- 22.3. bathroom ceiling w/ water staining
- 22.4. strong odors: cat & dog

23. Unit 17:

- 23.1. slow bathroom sink drain
- 23.2. NE bedroom w/ no power to all but one outlet

24. Unit 19:

- 24.1. bathroom sink w/ standing water collected, source not determined
- 24.2. shower valve leak / drip

25. Unit 20:

- 25.1. *no battery in smoke detector*
- 25.2. loose / unsafe glass window pane in original aluminum frame

26. Unit 21:

- 26.1. slow tub drain
- 26.2. bathroom outlet missing cover plate
- 26.3. bathroom sink failure w/ rust

27. Unit 22:

- 27.1. heavy smoker odors
- 27.2. shower valve drip

28. Unit 23:

- 28.1. minor tub bottom damage

29. Unit 24:

- 29.1. entry door weather stripping loose
- 29.2. newer kitchen cabinets w/ missing drawer
- 29.3. slow bath tub drain
- 29.4. previous water damage to bathroom ceiling @ fan

30. Unit 25:

- 30.1. shower valve leak

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- 31. Unit 26:
 - 31.1. cat odors
- 32. Unit 27:
 - 32.1. shower valve leak
- 33. Unit 29:
 - 33.1. kitchen sink leak
 - 33.2. poor water volume @ shower head, tub volume good
- 34. Unit 30:
 - 34.1. water heater w/ pinched supply line, newer tank
 - 34.2. chipped bathroom sink
- 35. Unit 32:
 - 35.1. *no smoke detector observed*
 - 35.2. bathroom electrical outlet not GFCI protected
 - 35.3. newer water heater w/ exposed wires @ connection, newer tank
- 36. Unit 34:
 - 36.1. kitchen stove left rear burner missing
 - 36.2. failing bathroom sink w/ rust
 - 36.3. heavy water damage to bathroom sink base cabinet
- 37. Laundry Unit:
 - 37.1. electrical panel w/ open breaker slot
 - 37.2. managers dryer w/ exposed wires @ connection
 - 37.3. dryers need venting cleaned

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WOOD DESTROYING ORGANISM SUMMARY

note a WDO inspection was not performed, the following notes are intended be evidence of observed issues and conditions; the inspection of the existing conditions did not provide time for a full inspection; I recommend a full pest inspection be performed

1. **Active Wood Destroying Insects:**

1.1. none observed

2. **Fungal Rot and Decay:**

2.1. exteriors of all buildings behind bellyband @ plywood siding

2.2. siding & corner trim @ several buildings, downspout locations

2.3. many storage room doors, west side w/ south exposure

3. **Conducive Conditions:**

3.1. plumbing leaks

3.2. improper bath fan venting & previous locations; siding & roof sheathing

3.3. evidence of previous bath fan condensation leaks

3.4. missing gutters, downspouts & fittings w/ roof drainage on siding

3.5. improper downspout splash block or missing splash blocks

3.6. earth / wood contact @ base of siding, all buildings

3.7. weathered & delaminating siding & trim due to failed / insufficient paint

3.8. failing water heaters

3.9. evidence of very high interior moisture levels in Unit 15

4. **Inaccessible Areas:**

4.1. typical roof, wall & floor cavities

4.2. limited attic & roof structure views & access w/ insulation

4.3. concrete slab on grade for all units

4.4. occupied units, some with heavy storage & very limited access

4.5. many storage units locked at time of inspection

5. **Excluded Areas:**

5.1. note, this is not a WDO inspection

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Inspection Photos



East XXXXX Avenue, XXXXX, WA



Main entry drive

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2426 70th Avenue, S. E.
Mercer Island, WA 98040
(206) 232-2473

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typical street view



typical back side of units
note extended roof line, over storage, without gutter

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typical power meter, sewer pump alarm & water meter location @ front of buildings



typical apartment entry, note missing threshold trim

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typical earth wood contact & siding damage w/ rot behind downspout



typical downspout w/ missing parts, poor splash block positioning & siding damage

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typical downspout rust



typical bellyband damage w/ decay behind trim

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typical loose bellyband w/ fungal rot / decay behind missing flashing to prevent water behind trim



previous siding repairs to storage shed siding missing paint to prevent on going water damage

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storage room door damage, typical at south facing, west side units



typical kitchen & bath exterior exhaust openings

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abandoned bath fan vent opening @ soffit



typical ceiling staining @ previous bath fan exterior soffit vent opening

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typical bath fan ceiling damage from condensate leaking due to improper ducting



typical attic bath fan ducting poorly secured w/ low spots holding water

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typical poor fan to ducting transition w/ missing insulation



typical disconnected bath fan ducting w/ improper materials

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typical bath fan ducting, not to code & poorly routed



Unit 30 south wall fungi growth

Home and Building Services, inc.



Unit 15 w/ moisture damage to bathroom flooring



Unit 15 w/ moisture damage to bathroom flooring

Home and Building Services, inc.



Unit 15 w/ evidence of previous very high interior moisture levels
note water staining / drips on walls were observed throughout unit



typical water heater installation, not to code

HOME AND BUILDING SERVICES, inc.
2426 70th Avenue, S. E.
Mercer Island, WA 98040
(206) 232-2473

Home and Building Services, inc.



Unit 33/34 water heater PTRV's extended



Unit 8 water heater PTRV leak

Home and Building Services, inc.



Unit 32 water heater w/ exposed wires



typical steel bath sink failure

Home and Building Services, inc.



Unit 7/8 roof damage



Unit 7/8 roof damage @ ridge