

Michele and Scott XXXXX  
##### Drive SE  
Olympia, WA 98513

January 5<sup>th</sup>, 20XX

Consult Address: ##### SE ##<sup>h</sup> Street  
Mercer Island, WA 98040

Consult Date: January 2<sup>nd</sup> 20XX  
Consult Focus: Investor Consult

WA State Licensed Home Inspector: # 487  
WA State Structural Pest Inspector: # 62483  
WA State Structural Pest Inspection: # 0290AQ009

Dear Michele and Scott,

Home and Building Services, inc. in its desire to provide a professional service performs its inspections to the highest industry standards.

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

These observations or 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.

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

Thank you,

Steve Bryan, President

## **CONCLUSIONS**

The following is a brief summary of a visual Residential Survey conducted on a single-family home originally constructed in 1946. The home has had two additions through the years and some minor upgrading.

The report is intended to look at the house with three different focuses. First is the use of the home as a rental for the next five years and the extent of major expenses that may occur during that period of time. The second is a listing of needed repairs and safety issues that I recommend addressing from the standpoint of landlord liability and using as a rental until your future plans get underway. The third is to address any potential issues that may arise redeveloping the property with a new home.

### **Potential Major Maintenance Expenses**

The home has minimal items that may create major expenses over the next five years. The roof is nearing the end of its economic life span, although some maintenance should make it last for an additional five years. The protective granules, on the sloped portions, are starting to loosen and failing, leaving the roof open to sun damage. The flat roof area has extensive cracking and a protective coating would gain some time. The intersection of the flat roof and the sloped portions were not done to industry standards, however some maintenance should keep the seal weather tight.

The home has the original galvanized water supply pipes. Although the water volume shows evidence of aging and deterioration, these pipes should last several more years. The continued aging process will cause water volume drops during periods of simultaneous fixture use and longer periods of time to fill a bathtub or washing machine. One unknown, is the condition of the original galvanized water pipe from the meter to the house. There are no current concerns, however in time it will require replacement. Hopefully not within the next five years, but a minimal expense if needed prior to moving forward with your future plans.

The furnace is the original forced air oil unit. These models, although very inefficient, are known to last for many years. It is hard to determine if it will fail in the next few years, but regular annual servicing typically extends their life span.

### **Current Needed Repairs**

The current condition of the home shows evidence of deferred maintenance. These items include damaged and unsafe areas of the entry deck, failed and broken windows and a poorly maintained original furnace. A few plumbing repairs are needed to correct current leaking and drainage problems.

The siding should have some temporary repairs, to prevent moisture infiltration into the exterior walls, possibly creating issues with tenants. It should be noted that the back, west side, deck was not installed to current codes, missing the required lag bolting securing it to the wall framing. I'm not seeing a short-term issue, however over time the nails have a tendency for failure due to rust and corrosion from the treated wood used for the structural portion. I would consider having a contractor install a few bolts, not necessarily enough to meet code, but enough to provide insurance against deck failure with tenants and a large party on the deck.

Other issues that I recommend addressing are minor in nature and scope. They include, loose stairway hand railing and minor loose tile in the lower level bath shower.

As a landlord, I strongly recommend installing additional smoke detectors in all sleeping rooms, to meet current codes and installing carbon monoxide detectors on both levels, considering the age of the furnace and changes to our codes and standards.

Items that may need some attention, for potential future tenants might include a new painted finish on the bathtub and replacement of the pet urine damaged carpet in the lower level.

#### Redevelopment Thoughts

For the most part, replacing this home should not trigger or create any special circumstances regarding use of the property. Mercer Island does have zoning restrictions regarding the size and lot coverage of a home, but the lot is typical in size and topography.

The large trees on the property typically require replacement, if removed, two years prior to and two years after construction. Consideration should be made for any removal outside of this window, if some trees maybe close to the new footprint, blocking wanted sunshine or views.

It should be noted that some of the trees appear to be located in the city right-of-way and are considered city owned trees. These trees can be maintained, however they cannot be removed, unless they are determined to be hazard trees.

The home has a buried oil storage tank, located at the SE corner of the home. This is typical of most Island homes prior to the 1960's. On rare occasion, they may have enough leaking requiring additional remediation. Most tanks have minor spillage or very localized leaking and this is easily removed during the normal demo and excavation for the new home's foundation. I recommend some basic soil testing, around the tank, to limit potential expenses if larger amounts of contaminated soils are present. Do note that most of the island is on a very hard clay which limits the spread or penetration of oil. Further investigation would involve a few soil samples be taken around and to a limited degree, under the tank. With the tank located just above the foundation, this limited sampling should be enough to determine if a larger unlikely problem exists.

### **FURTHER INSPECTION AND ANALYSIS RECOMMENDED**

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#### **1. Oil Tank:**

- 1.1. an buried oil storage tank is in service & located @ the SE corner of the home
  - 1.1.1. due to plans for future removal of existing home & tank, a few soil samples should be taken next to the tank, along the homes foundation wall & under the tank
  - 1.1.2. *recommend a licensed & qualified tank specialist or soils engineer test soils*

**DEFECTS** recommend repair or replacement

Note, the following recommendations are based on the continued temporary use of the home as a rental until demolition within five years. More permanent repairs would be recommended if the home were to service continual use, beyond five years.

2. **Exterior:**

- 2.1. entry deck @ NE corner unsafe
  - 2.1.1. entry deck at grade, no view of structure below
  - 2.1.2. holes & decay w/ trip hazard
  - 2.1.3. failed gates (remove)
  - 2.1.4. *repair / replace damaged boards w/ on going maintenance needed*
- 2.2. main west side deck:
  - 2.2.1. well constructed deck missing required lag bolt connection to house
    - 2.2.1.1. due to corrosion concerns (due to treated materials) & potential rust corrections recommended
    - 2.2.1.2. *install lag bolts from deck ledger into house*
  - 2.2.2. water proof membrane w/ evidence of minor leaking
    - 2.2.2.1. *recommend caulking & maintaining seals @ all transitions / post bases*
- 2.3. windows:
  - 2.3.1. south side main floor bathroom window w/ damaged frame
    - 2.3.1.1. not operable w/ gaps
    - 2.3.1.2. *recommend replacement w/ inexpensive vinyl window*
  - 2.3.2. several windows cracked & failed seals
    - 2.3.2.1. entry window w/ safety glass
    - 2.3.2.2. *recommend repairs as needed for safety*
- 2.4. vinyl siding w/ loose & open sections
  - 2.4.1. repairs needed to prevent water intrusion & leaking
  - 2.4.2. areas of previous repairs & damage
  - 2.4.3. *re-install & seal as needed (minimal repairs recommended)*
- 2.5. drainage:
  - 2.5.1. roof / gutters overflowing
    - 2.5.1.1. *clean & flush gutters & downspouts*
  - 2.5.2. blocked / full driveway drain
    - 2.5.2.1. driveway drain, next to garage door, blocked w/ organic debris
    - 2.5.2.2. *clean, flush & maintain*
  - 2.5.3. street drainage ditch
    - 2.5.3.1. *keep clear of debris during fall & winter rains*
- 2.6. fascia / trim
  - 2.6.1. fungal rot observed @ roof edge trim, west side of flat roof area
  - 2.6.2. *seal roof edge flashing & monitor*
- 2.7. fence w/ missing sections & damaged gates
  - 2.7.1. *recommend removal of damaged sections*

**DEFECTS** **continued**

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3. **Roof:**

- 3.1.1. main roof:
  - 3.1.1.1. older roof starting to fail w/ loose granules
  - 3.1.1.2. poorly tied in to flat roof addition
  - 3.1.1.3. leaking @ flat roof downspout transitions
  - 3.1.1.4. *maintain seals @ flat roof transitions & monitor*
- 3.1.2. flat roof addition @ SW corner
  - 3.1.2.1. aging w/ heavy cracking
  - 3.1.2.2. *apply sealer coat*
- 3.1.3. loose downspouts:
  - 3.1.3.1. *secure as needed*
- 3.1.4. *recommend a roofing contractor coat flat roof & maintain seals @ transitions to pitched roof; monitor*

4. **Garage:**

- 4.1. firewall holes / openings
  - 4.1.1. minor holes observed @ walls
  - 4.1.2. *seal all holes / penetrations in code required drywall separation between garage & living space*
- 4.2. fire door:
  - 4.2.1. hollow core door missing weather stripping & threshold seal
  - 4.2.2. *not to current standards*
- 4.3. notes:
  - 4.3.1. extensive storage w/ limited access & view
  - 4.3.2. garage met code at time of original construction
  - 4.3.3. *no actions needed if continued use of garage for storage purposes only*

5. **Attic:**

- 5.1. no access observed
- 5.2. note SE bedroom occupied at time of inspection, access maybe in bedroom closet

6. **Mechanical:**

- 6.1. furnace needs full inspection, testing & servicing
  - 6.1.1. 1946 forced air oil furnace w/ no evidence of recent service or maintenance
  - 6.1.2. *recommend a licensed & qualified HVAC technician inspect, test & service all components*
  - 6.1.3. *recommend installing carbon monoxide detectors on both levels*
- 6.2. water heater not observed
- 6.3. plumbing repairs (recommended):
  - 6.3.1. main level hall bath:
    - 6.3.1.1. left sink leaking @ drain fittings below
    - 6.3.1.2. tub w/ slow drain (& failed finish)
  - 6.3.2. lower level bath:
    - 6.3.2.1. toilet loose; *remove & replace wax seal & secure to floor*
    - 6.3.2.2. note shower not tested due to stored items

**DEFECTS** **continued**

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7. **Electrical:**

7.1. smoke detectors:

7.1.1. home needs upgrading to current standards & codes; *install detectors on both levels, by bedrooms & install detectors in all sleeping rooms*

7.2. carbon monoxide detectors:

7.2.1. install on both levels

7.2.2. older furnace & new law requires all sold homes to have detectors

8. **Interior:**

8.1. stairway:

8.1.1. loose hand railing; **unsafe**, *secure / repair*

8.1.2. wide spacing @ guard railing, typical for age, no action required

8.2. windows:

8.2.1. main level bath window w/ damaged, inoperable; *replace*

8.2.2. entry window, next to front door, w/ cracked safety glass; *replace*

8.2.3. several windows w/ failed thermal pane seals, no action recommended

8.3. lower level bath shower

8.3.1. loose tile @ shower door curb; *repair*

8.4. lower level:

8.4.1. heavy pet urine damage to lower level carpet; *plan for future replacement*

**WOOD DESTROYING ORGANISM REPORT SUMMARY** **full report on file**

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9. **Active Wood Destroying Insects:**

9.1. none observed

10. **Fungal Rot and Decay:**

10.1. fascia @ WSW roof edge

10.2. south side main level bathroom window frame

11. **Conductive Conditions:**

11.1. blocked roof drains

11.2. blocked driveway drain

11.3. damaged & missing siding

11.4. failing / poor paint @ wood window trim / frames

11.5. plumbing leaks

11.6. aging roofing

12. **Inaccessible Areas:**

12.1. typical roof, wall & floor cavities

12.2. no attic access observed

12.3. basement & garage concrete slab

12.4. extensive stored items throughout

13. **Excluded Areas:**

13.1. attic

13.2. detached shed

13.3. lower level & garage w/ extensive stored items, very limited access

WAC 16-28-2045 requires that a diagram be prepared for WDO inspection reports.  
Available upon request.

**Inspection Pictures**

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### SE ## Street, Mercer Island front entry faces east



NW corner of house



south side of house



1.1 oil tank filler spout @ SE corner of house



3.1 aging torch down roofing @ flat SW corner



3.1 failing 3 tab composition roofing



2.3 failed south side bath window



2.6 fungal rot @ WSW fascia



2.4 poorly patched vinyl siding



2.4 loose vinyl siding



2.4 missing siding



2.2 & 2.6 leaks @ water proof deck membrane



2.5 driveway drain, blocked



2.5 slow driveway & roof drain @ west side



6.3 active leaking main level bath sink drain



failed painted bath tub finish



extensive storage & limited access



extensive storage & limited access



**Views from roof @ eye level of flat portion above SW addition**  
**note potential views from upper level of new home maybe up to 3 feet higher**



**south view**



**SW view**



west view



NW view



north view



NE view



east view



SE view