

PETERSON HOME INSPECTION SERVICE

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SUMMARY OF INSPECTION

Inspection Is For The Exclusive Use of: John & Mary Homebuyer

On November 2, 2002, Peterson Home Inspection Service made a visual structural inspection on the home located at: 6823 100th Ave NE in Redmond, WA 98052.

Deficiencies found when this inspection was made:

1. The attic insulation has compressed through the years and has less than a R-11 rating. Recommend additional insulation be installed.
2. Some of the roof rain gutters have not yet been repainted.
3. There has been spalling in some of the chimney blocks. This is caused when moisture gets into the pours of the blocks, freezes and expands.
4. The chimney spark arrester (chimney cap) is loose. The spark arrester on the top of the chimney must be tightly secured to the chimney.
5. Weather gaskets need to be installed on the front entry door assembly.
6. The entry door from the garage needs to be replaced with a metal or solid core wood door with a self-closing device. The door must also be fitted with a tight fitting gasket, so that the smoke and vapors can't seep into the home in the event of a garage fire.
7. The caps (end covers) for some of the balusters on the stairway are missing.
8. The doorknob assembly for the basement storage closet door in the southwest bedroom is missing.
9. Door stops need to be installed for the entry doors to the upstairs southwest bedroom, the southeast bedroom and the bathroom off the master bedroom entry doors.
10. The locking handle for the master bedroom bathroom awning window is missing.
11. Front hose bib is loose. It must be securely tightened to the wall.

12. The extension pipe from the hot water tank pressure relief valve only extends to within 6-inches from the floor. The basement floors are finished and will be damaged should the valve be activated. Recommend the extension pipe(s) be extended to the exterior of the building.
13. There are ceramic tiles missing on the wall between the toilet and the bathtub in the upstairs hallway bathroom. They need to be installed and the wall sealed.
14. Additional caulking is needed at the bottom run of ceramic tiles where they meet the bathtub in the upstairs hallway bathroom.
15. The caps between the shower wall panels in the bathroom of the master bedroom need to be recaulked.
16. The escutcheon rings around the water valves for the master bedroom bathroom shower walls need to be installed to prevent moisture from getting into the walls.
17. Caulking needs to be installed at the base of the upstairs bathrooms vanity backsplash boards.
18. The exhaust fan/hood for the kitchen was not installed.
19. The range was in the kitchen, however it was not installed.
20. There is no anti-siphoning device on the dishwasher drain line. An air gap valve or "Johnson T" valve needs to be installed on the drain line of the dishwasher. An air gap valve is an anti-siphoning device that blocks the dirty wash water from re-entering the dishwasher from the previous cycle. Contact a plumbing contractor to install an anti-siphoning device.
21. There is wood destroying fungal rot in several of the deck floorboards and in the northeast support post. All rotted wood must be removed, as the fungal rot will migrate, and be replaced with suitable materials.
22. The electrical junction box under the kitchen sink drain must be moved away from possible water leaks.
23. There are no smoke alarms in the basement or main levels of the house. A home must have not less than one smoke detector adjacent to the sleeping areas which is operable and provides an audible warning that can be heard in all rooms, including sleeping area(s) and not less than one smoke detector on each level of the dwelling, including the basement, but excluding the crawl space or unfinished attic.

24. The furnace and air filters are very dirty. The filters need to be cleaned. Contact qualified service company to clean and service the furnace.
25. The electrical receptacles in the basement bathroom and the kitchen are not GFCI protected. It is recommended that GFCI receptacles be installed in the bathrooms and within 4 feet of the kitchen sink. A GFCI (ground fault circuit interrupt) receptacle is a breaker within the electrical receptacle. It is very sensitive and when shorted out will disconnect within 1/40 of a second.

Peterson Home Inspection Service, and its agents and employees, assume no liability or responsibility for the cost of repairing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. *The inspection and report are not intended to be used as a guarantee or warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system. Peterson Home Inspection Service is not an insurer of any inspected conditions.*

Read the entire report for additional information.

Please call Peterson Home Inspection Service toll free at 1-888-410-3737, should any questions arise.

Enjoy Your Home,

Jon O. Peterson