



SAGE
HOME INSPECTIONS

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Property Inspection Report

Client(s): **Lavonne Finnerud and Andy Neff**

Property address: **13526 476th Ave SE
North Bend, WA 98045**

Inspection date: **Monday, April 9, 2018**

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Thank you for choosing Sage Home Inspections. I've made every effort to provide you with a thorough, high quality inspection, and hope that the information in this report proves to be valuable in your consideration of this property. If for any reason you are unsatisfied with this report, or have questions after reviewing it, please don't hesitate to call or email me. If you are satisfied, please tell your friends about us.

This inspection complies with the International Association of Certified Home Inspectors (InterNACHI) Standards of Practice and the Washington State Home Inspection Standards of Practice. This report is intended to identify major defects within a structure that significantly affect its habitability or that cost in excess of \$500 to repair, although minor defects may also be noted in the report. Cosmetic items such as damaged molding, trim, doors, cabinets, interior paint or carpet are generally excluded from this report.

Home inspection reports by nature focus on defects and may seem negative in tone. Some features of this property may be in excellent condition and of high quality but have not been mentioned, or been deemed adequate in the report. This is not meant to downplay this property's assets, but to focus on alerting you to potentially expensive problems. Bear in mind that all homes, regardless of their age, have some number of defects.

This report is aimed at helping you identify and develop a plan for dealing with the potential safety hazards, defects, and deferred maintenance issues that are found at the property. I recommend that the priority for fixing those issues follow in the order listed above. Items that can injure occupants or guests should be the highest priority. Issues involving water intrusion, structural defects, etc should come next. Maintenance items would follow that. Certain items may require further evaluation by specialists in order to determine the severity and costs associated with fixing them. Where applicable, I can provide general cost estimates for certain repairs and upgrades. Any estimates that I provide should not be relied upon as a guarantee of what those items will cost to fix. Rather, they should be used as a rough guide to determine general budgetary constraints. It is always recommended to obtain bids from specialty contractors in order to know more accurately how much the items will cost to repair.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a safety hazard
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Evaluate	Recommend evaluation by a specialist
Suggest Upgrade	Recommend evaluation by a specialist
Serviceable	Item or component is in serviceable condition
Comment	For your information

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

Roof

Estimated age of roof surface(s): 20 years old

Roof inspection method: Partially traversed, Viewed from eaves on ladder, Viewed from ground with binoculars, Viewed from windows

Condition of roof surface material: Required repair, replacement and/or evaluation (see comments below)

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Required repair, replacement and/or evaluation (see comments below)

Condition of gutters, downspouts and extensions: Appeared serviceable

Gutter and downspout material: Metal

Gutter and downspout installation: Full

1) *Repair/Replace, Evaluate* - A leak was noted at the chimney. Flashings at the base of the chimney is substandard. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 1-1



Photo 1-2

2) *Repair/Replace* - Barge boards, which are the trim boards at gable ends of roofs, were exposed at their lower ends, and some were rotten. Standard building practices call for shingles or flashing to be installed over them to prevent rot. Recommend that a qualified contractor replace rotten boards and install shingles or flashing over exposed barge board ends where missing.



Photo 2-1



Photo 2-2

3) ***Repair/Replace*** - A leak was noted on the SE side of the home. A composition shingle in the area is damaged and should be replaced.



Photo 3-1



Photo 3-2

4) ***Repair/Replace*** - One or more downspouts terminated above a roof surface, and rainwater has damaged shingles on the roof surface below. This is a conducive condition for wood-destroying organisms. Downspout installations like this are common, but damage from concentrated rainwater run-off can reduce the life of the roof surface. Recommend that a qualified contractor replace damaged shingles as necessary. Recommend that a qualified person install downspout extensions where necessary to route the rainwater directly to the closest gutter below.



Photo 4-1



Photo 4-2

5) *Repair/Maintain* - Debris has accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. Recommend cleaning gutters and downspouts now and as necessary in the future.

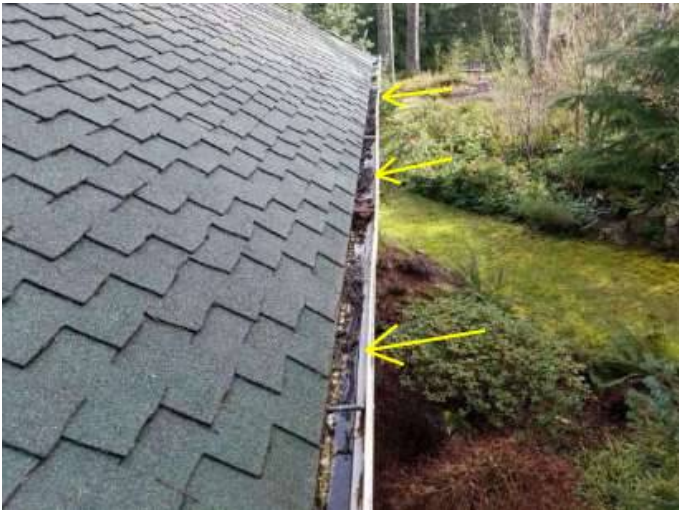


Photo 5-1



Photo 5-2

6) *Repair/Maintain* - 3 roof tie-off brackets were missing their plastic weather caps. Small leaks often occur at the bracket if the cap is missing. Recommend installing proper caps where missing.



Photo 6-1
North side of home



Photo 6-2
Above garage

Structure/Foundation

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Crawl space

Foundation/stem wall material: Poured in place concrete

Footing material (under foundation stem wall): Poured in place concrete

Anchor bolts or hold downs for seismic reinforcement: Installed

7) *Serviceable* - The house appears to be structurally sound. The visible framing members are in good condition with no required repairs noted. There is a poured concrete foundation that is in good condition. The exposed accessible portions of the perimeter foundation walls appeared to be satisfactory. There were no major cracks, and no significant foundation settling at this time. There is also no notable structural settling or sloping of interior floors. There are no suggested repairs at this time.



Photo 7-1

Exterior

Wall inspection method: Viewed from ground, with binoculars, from a ladder

Condition of wall exterior covering: Required repairs, replacement and/or evaluation (see comments below)

Apparent wall structure: Wood frame

Wall covering: Wood, Wood fiber

8) **Repair/Replace** - Fungal rot was found at one or more exposed decorative corbels. Recommend that a qualified contractor repair or replace as necessary, and place flashing above all corbels to protect them from weather. All rotten wood should be replaced.



Photo 8-1



Photo 8-2

Grounds

Site profile: Level

Condition of driveway: Appeared serviceable

Driveway material: Gravel

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck, patio, porch cover material and type: Covered (Refer to Roof section)

Condition of decks, porches and/or balconies: Appeared serviceable

Deck, porch and/or balcony material: Concrete

Crawl Space

Crawl space inspection method: Traversed

Location of crawl space access point #A: Hall closet

Crawl space access points that were opened and viewed, traversed or partially traversed: A

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Wood

Beam material: Solid wood

Floor structure above: Solid wood joists

Condition of insulation underneath floor above: Required repairs, replacement and/or evaluation (see comments below)

Insulation material underneath floor above: Fiberglass roll or batt

Condition of vapor barrier: Appeared serviceable

Vapor barrier present: Yes

Condition of crawl space ventilation: Appeared serviceable

Ventilation type: Unconditioned space

9) ***Repair/Maintain*** - Under-floor insulation was falling down in one area. This may result in reduced energy efficiency. We recommend that a qualified person repair or replace insulation as necessary.



Photo 9-1
Living room area

10) *Evaluate* - Evidence of a past or present rodent infestation was found in the form of feces, poison and/or damaged insulation in the crawl space. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:

- <http://www.reporthost.com/?SEALUP>
- <http://www.reporthost.com/?TRAPUP>
- <http://www.reporthost.com/?CLEANUP>



Photo 10-1



Photo 10-2



Photo 10-3

Attic and Roof Structure

Attic inspection method: Traversed

Location of attic access point #A: Bedroom closet, second floor

Location of attic access point #B: Bedroom, second floor

Location of attic access point #C: Garage, first floor

Attic access points that were opened and viewed, traversed or partially traversed: A, B, C

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses, Rafters

Ceiling structure: Trusses, Ceiling joists

Condition of insulation in attic (ceiling, skylight chase, etc.): Required repair, replacement and/or evaluation (see comments below)

Ceiling insulation material: Fiberglass loose fill

Approximate attic insulation R value (may vary in areas): R-38

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Gable end vents, Open soffit vents

Attic exhaust fan condition: Appeared serviceable

11) *Evaluate* - Evidence of a past or present rodent infestation was found in the form of feces and damaged insulation in the attic. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:

<http://www.reporthost.com/?SEALUP>

<http://www.reporthost.com/?TRAPUP>

<http://www.reporthost.com/?CLEANUP>



Photo 11-1



Photo 11-2

Electric

Electric service condition: Appeared serviceable

Primary service type: Underground

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded aluminum

Main disconnect rating (amps): 200

Condition of main service panel: Required repair, replacement and/or evaluation (see comments below)
 Location of main service panel #A: Garage
 Location of main disconnect: Breaker at top of main service panel
 Condition of branch circuit wiring: Required repair, replacement and/or evaluation (see comments below)
 Branch circuit wiring type: non-metallic sheathed, copper
 Solid strand aluminum branch circuit wiring present: None visible
 Smoke alarms installed: Yes, but not tested
 Carbon monoxide alarms installed: Yes, but not tested

12) **Safety, Repair/Replace** - One or more ground fault circuit interrupter (GFCI) devices protecting receptacles at the kitchen wouldn't trip when tested. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.



Photo 12-1

13) **Safety, Suggest Upgrade** - The electric receptacles at the garage had no visible ground fault circuit interrupter (GFCI) protection. This is inconsistent with modern standards for safety. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<http://www.reporthost.com/?GFCI>

14) **Repair/Replace** - One of the circuit breakers in the electrical panel is corroded. Recommend replacement by a qualified electrician.

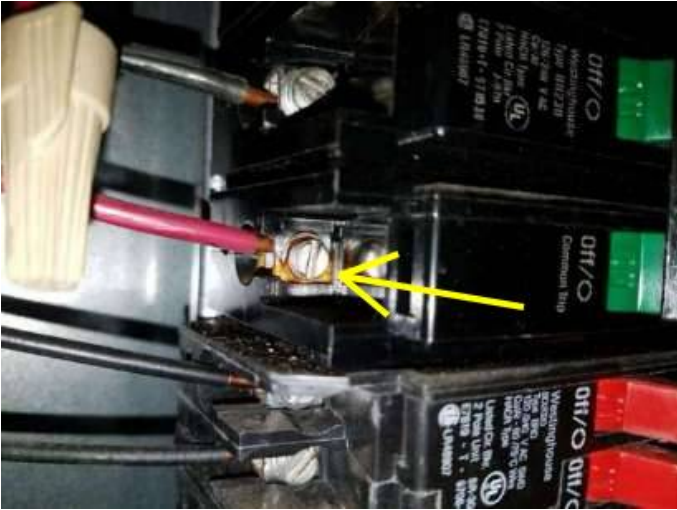


Photo 14-1



Photo 14-2

Plumbing / Fuel Systems

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water shut-off: In hall closet

Service pipe material: Copper

Condition of supply lines: Appeared serviceable

Supply pipe material: CPVC plastic

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Sump pump installed: No

Sewage ejector pump installed: No

Condition of fuel system: Required repair, replacement and/or evaluation (see comments below)

Visible fuel storage systems: Above ground

15) *Repair/Maintain* - Steel piping for the gas service located outside was significantly corroded. Gas leaks can result. Recommend evaluation by a qualified contractor to determine if piping needs replacing. If not, then a qualified person should prep and paint lines as necessary with a rust-preventative paint. Very corroded pipes should be replaced by a qualified contractor.



Photo 15-1
SW side of the home

16) *Evaluate* - Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

- Consult with the property owner about this system's maintenance and repair history
- Review any documentation available for this system
- Review inspection and maintenance requirements for this system
- That a qualified specialist evaluate, perform maintenance and make repairs if necessary

For more information, visit:

<http://www.reporthost.com/?SEPTIC>

17) *Serviceable* - A 1" copper main line is supplying water to the home and appears to be in good condition. Water pressure was tested at 52 psi, which is within normal operating range of 40-80 psi.

The home has cpvc water supply pipes that are in good condition. The DWV (drain, waste, and vent) pipes are black ABS and appear to be in good condition. No leaks were noted at the time of the inspection.

There is a propane tank located on the property.

Overall the items in this section were found to be in satisfactory condition and with no significant concerns.

18) *Comment* - For informational purposes, the main water shut-off is located in the living room closet.



Photo 18-1

Water Heater

Condition of water heater: Near, at or beyond service life

Type: Tank

Energy source: Propane

Estimated age: 20 years old

Capacity (in gallons): 50

Temperature-pressure relief valve installed: Yes

Manufacturer: Bradford White

Location of water heater: Garage

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

19) **Safety, Repair/Replace** - The water heater did not have earthquake straps or struts installed. This is a potential safety hazard in the event of an earthquake due to the risk of the water heater tipping over, gas lines breaking if it's gas-fired, or electric wiring being damaged if powered by electricity. Leaks can also occur in water-supply pipes. Recommend that a qualified person install earthquake straps or struts as necessary and per standard building practices.

20) **Suggest Upgrade** - The water heater is a 20 year old Bradford White brand tank style propane heater with a 50 gallon capacity. It is in serviceable condition, however, it is beyond its expected lifespan and should be replaced as soon as possible. Note that the estimated useful life for most water heaters is 8-12 years.



Photo 20-1

Heating, Ventilation and Air Condition (HVAC)

General heating system type(s): Forced air, Furnace

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: 6/13/17

Source for last service date of primary heat source: Label

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Propane

Estimated age of forced air furnace: 20 years old

Forced air heating system manufacturer: Lennox

Location of forced air furnace: Garage

Condition of furnace filters: Appeared serviceable

Location for forced air filter(s): At top of air handler

Condition of forced air ducts and registers: Appeared serviceable

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

Condition of cooling system and/or heat pump: None

Condition of controls: Appeared serviceable

Condition of whole house fan: Appeared serviceable

21) **Serviceable** - The home has a 20 year old Lennox propane furnace. It is in good operating condition. The burners, flame, combustion air, flue piping, ducting, and registers all appear to be in good condition. The furnace was serviced within the last year and does not need any maintenance at this time. It is generally recommended to have the furnace cleaned and serviced on a yearly basis. Note that furnaces typically last around 20-25 years if they are maintained and serviced frequently.



Photo 21-1



Photo 21-2



Photo 21-3

Fireplaces, Stoves, Chimneys and Flues

Condition of wood-burning fireplaces, stoves: Required repair, replacement and/or evaluation (see comments below)

Wood-burning fireplace type: Metal pre-fab

Fan or blower installed in wood-burning fireplace or stove: Yes

Condition of chimneys and flues: Appeared serviceable

Wood-burning chimney type: Metal

Gas-fired flue type: B-vent

Kitchen

Permanently installed kitchen appliances present during inspection: Cooktop, Dishwasher, Refrigerator, Microwave oven

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: N/A (none installed)

Condition of dishwasher: Appeared serviceable

Condition of range, cooktop or oven: Appeared serviceable

Range, cooktop or oven type: Propane

Type of ventilation: Hood or built into microwave over range or cooktop

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Appeared serviceable

Condition of hot water dispenser: N/A (none installed)

Condition of trash compactor: N/A (none installed)

22) *Repair/Replace, Suggest Upgrade* - The exhaust fan over the range recirculated the exhaust air back into the kitchen. This may be due to no duct being installed, baffles not being installed, or problems with duct work. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cooktop is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor evaluate and repair as necessary so exhaust air is ducted outdoors.



Photo 22-1

Bathrooms, Laundry and Sinks

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Spot exhaust fans, with individual ducts

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

23) **Repair/Replace** - One or more bathtub faucet handles at the master bathroom tub were leaking. Recommend that a qualified person repair or replace handles as necessary.



Photo 23-1

24) **Repair/Maintain** - The shower head at the 2nd floor hall bath was leaking. Recommend that a qualified person repair as necessary.



Photo 24-1

Interior, Doors and Windows

Condition of exterior entry doors: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Required repair, replacement and/or evaluation (see comments below)

Type(s) of windows: Vinyl, Multi-pane, Sliding, Casement

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)

Condition of stairs, handrails and guardrails: Appeared serviceable

25) *Repair/Maintain* - Weatherstripping around one or more exterior doors was damaged. Water may enter the building, or energy efficiency may be reduced. Recommend that a qualified person repair or replace weatherstripping as necessary.



Photo 25-1
Patio french doors

26) *Repair/Maintain* - Lock mechanisms on one or more windows were loose and/or missing. This can pose a security risk. Recommend that a qualified person repair as necessary.



Photo 26-1
Loose lock mechanism in the living room



Photo 26-2
Lock mechanism missing in the 2nd floor NW
bedroom

27) *Repair/Maintain* - A transition strip was loose at the laundry room. Recommend that a qualified contractor repair as necessary.



Photo 27-1

28) *Evaluate* - Wood flooring in one or more areas was cupping slightly. This may indicate that the floor has been exposed to water or that the flooring was not allowed to equalize in moisture content before being installed. Consult with the property owner and/or have a qualified specialist evaluate. It's likely that affected areas of the wood flooring will need to be refinished to obtain a flat surface. For more information, visit: <http://www.reporthost.com/?WDFLRPRB>



Photo 28-1
Kitchen floor in front of the sink and dishwasher

29) *Suggest Upgrade* - No window screens were installed. Windows may not provide ventilation during months when insects are active.

Garage or Carport

Type: Attached, Garage

Condition of door between garage and house: Required repair, replacement and/or evaluation (see comments below)

Type of door between garage and house: Solid core

Condition of exterior entry doors: Appeared serviceable

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 3

Condition of automatic opener(s): Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

30) *Repair/Replace* - The door between the garage and the house has been modified with a pet door, and is no longer fire-resistant. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit:

<http://www.reporthost.com/?AGFR>



Photo 30-1

31) *Repair/Maintain* - One or more automatic door openers were loose and/or missing hardware. Recommend that a qualified contractor evaluate and repair or opener(s) as necessary.



Photo 31-1
Missing bolt



Photo 31-2

General Information

Time started: 8:45 am

Present during inspection: Realtor

Client present for discussion at end of inspection: No

Inspector: Joe Schreiner

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Cool

Ground condition: Damp

Recent weather: Rain

Overnight temperature: Cool

Inspection fee: 525.00

Payment method: Credit card

Type of building: Single family

Buildings inspected: One house

Number of residential units inspected: 1

Year Built: 1998

Source for main building age: Municipal records or property listing

Front of building faces: Southeast

Main entrance faces: Southeast

Occupied: No

Limitations of this inspection

Grounds: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Exterior and Foundation: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Crawl Space: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Roof: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Attic and Roof Structure: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Garage or Carport: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Electric: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-

protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Plumbing / Fuel Systems: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Water Heater: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Heating, Ventilation and Air Conditioning (HVAC): The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

Fireplaces, Stoves, Chimneys, Flues: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Kitchen: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Bathrooms, Laundry and Sinks: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Interior, Doors and Windows: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.



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Summary

Client(s): **Lavonne Finnerud and Andy Neff**

Property address: **13526 476th Ave SE
North Bend, WA 98045**

Inspection date: **Monday, April 9, 2018**

This report published on Monday, April 9, 2018 10:40:38 PM PDT

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Concerns are shown and sorted according to these types:

Safety	Poses a safety hazard
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Evaluate	Recommend evaluation by a specialist
Suggest Upgrade	Recommend evaluation by a specialist
Serviceable	Item or component is in serviceable condition
Comment	For your information

Roof

1 **Repair/Replace, Evaluate** - A leak was noted at the chimney. Flashings at the base of the chimney is substandard. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 1-1



Photo 1-2

2 **Repair/Replace** - Barge boards, which are the trim boards at gable ends of roofs, were exposed at their lower ends, and some were rotten. Standard building practices call for shingles or flashing to be installed over them to prevent rot. Recommend that a qualified contractor replace rotten boards and install shingles or flashing over exposed barge board ends where missing.



Photo 2-1



Photo 2-2

3 *Repair/Replace* - A leak was noted on the SE side of the home. A composition shingle in the area is damaged and should be replaced.



Photo 3-1



Photo 3-2

4 **Repair/Replace** - One or more downspouts terminated above a roof surface, and rainwater has damaged shingles on the roof surface below. This is a conducive condition for wood-destroying organisms. Downspout installations like this are common, but damage from concentrated rainwater run-off can reduce the life of the roof surface. Recommend that a qualified contractor replace damaged shingles as necessary. Recommend that a qualified person install downspout extensions where necessary to route the rainwater directly to the closest gutter below.



Photo 4-1



Photo 4-2

5 *Repair/Maintain* - Debris has accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. Recommend cleaning gutters and downspouts now and as necessary in the future.

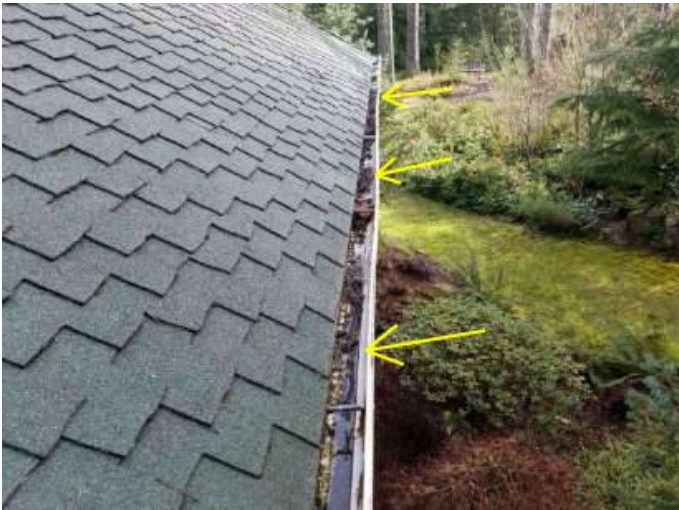


Photo 5-1



Photo 5-2

6 *Repair/Maintain* - 3 roof tie-off brackets were missing their plastic weather caps. Small leaks often occur at the bracket if the cap is missing. Recommend installing proper caps where missing.



Photo 6-1
North side of home



Photo 6-2
Above garage

Structure/Foundation

7 *Serviceable* - The house appears to be structurally sound. The visible framing members are in good condition with no required repairs noted. There is a poured concrete foundation that is in good condition. The exposed accessible portions of the perimeter foundation walls appeared to be satisfactory. There were no major cracks, and no significant foundation settling at this time. There is also no notable structural settling or sloping of interior floors. There are no suggested repairs at this time.



Photo 7-1

Exterior

8 *Repair/Replace* - Fungal rot was found at one or more exposed decorative corbels. Recommend that a qualified contractor repair or replace as necessary, and place flashing above all corbels to protect them from weather. All rotten wood should be replaced.



Photo 8-1



Photo 8-2

Crawl Space

9 *Repair/Maintain* - Under-floor insulation was falling down in one area. This may result in reduced energy efficiency. We recommend that a qualified person repair or replace insulation as necessary.



Photo 9-1
Living room area

10 *Evaluate* - Evidence of a past or present rodent infestation was found in the form of feces, poison and/or damaged insulation in the crawl space. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:

<http://www.reporthost.com/?SEALUP>

<http://www.reporthost.com/?TRAPUP>

<http://www.reporthost.com/?CLEANUP>



Photo 10-1



Photo 10-2



Photo 10-3

Attic and Roof Structure

11 *Evaluate* - Evidence of a past or present rodent infestation was found in the form of feces and damaged insulation in the attic. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:

<http://www.reporthost.com/?SEALUP>

<http://www.reporthost.com/?TRAPUP>

<http://www.reporthost.com/?CLEANUP>

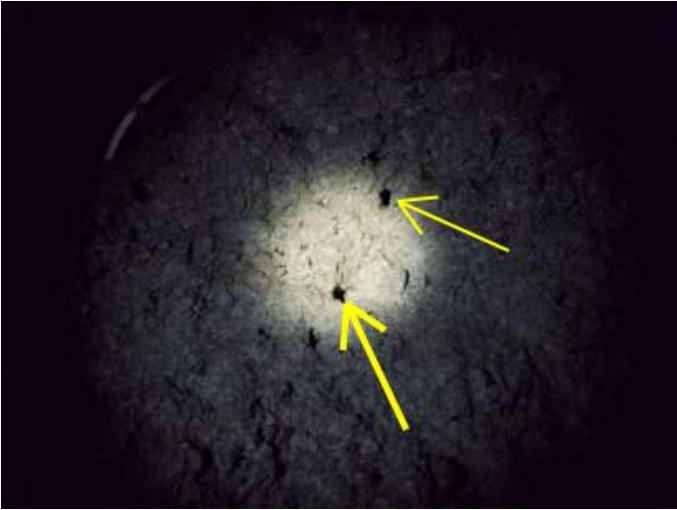


Photo 11-1



Photo 11-2

Electric

12 *Safety, Repair/Replace* - One or more ground fault circuit interrupter (GFCI) devices protecting receptacles at the kitchen wouldn't trip when tested. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.



Photo 12-1

13 **Safety, Suggest Upgrade** - The electric receptacles at the garage had no visible ground fault circuit interrupter (GFCI) protection. This is inconsistent with modern standards for safety. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<http://www.reporthost.com/?GFCI>

14 **Repair/Replace** - One of the circuit breakers in the electrical panel is corroded. Recommend replacement by a qualified electrician.

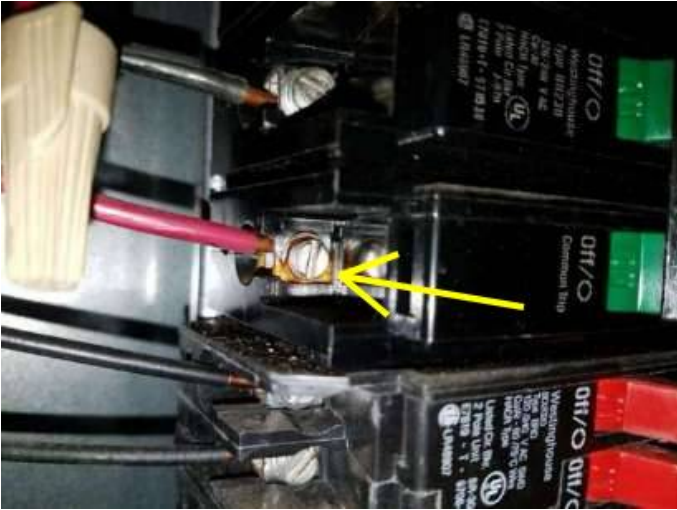


Photo 14-1



Photo 14-2

Plumbing / Fuel Systems

15 *Repair/Maintain* - Steel piping for the gas service located outside was significantly corroded. Gas leaks can result. Recommend evaluation by a qualified contractor to determine if piping needs replacing. If not, then a qualified person should prep and paint lines as necessary with a rust-preventative paint. Very corroded pipes should be replaced by a qualified contractor.



Photo 15-1
SW side of the home

16 Evaluate - Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

- Consult with the property owner about this system's maintenance and repair history
- Review any documentation available for this system
- Review inspection and maintenance requirements for this system
- That a qualified specialist evaluate, perform maintenance and make repairs if necessary

For more information, visit:

<http://www.reporthost.com/?SEPTIC>

17 Serviceable - A 1" copper main line is supplying water to the home and appears to be in good condition. Water pressure was tested at 52 psi, which is within normal operating range of 40-80 psi.

The home has cpvc water supply pipes that are in good condition. The DWV (drain, waste, and vent) pipes are black ABS and appear to be in good condition. No leaks were noted at the time of the inspection.

There is a propane tank located on the property.

Overall the items in this section were found to be in satisfactory condition and with no significant concerns.

18 Comment - For informational purposes, the main water shut-off is located in the living room closet.



Photo 18-1

Water Heater

19 *Safety, Repair/Replace* - The water heater did not have earthquake straps or struts installed. This is a potential safety hazard in the event of an earthquake due to the risk of the water heater tipping over, gas lines breaking if it's gas-fired, or electric wiring being damaged if powered by electricity. Leaks can also occur in water-supply pipes. Recommend that a qualified person install earthquake straps or struts as necessary and per standard building practices.

20 *Suggest Upgrade* - The water heater is a 20 year old Bradford White brand tank style propane heater with a 50 gallon capacity. It is in serviceable condition, however, it is beyond its expected lifespan and should be replaced as soon as possible. Note that the estimated useful life for most water heaters is 8-12 years.



Photo 20-1

Heating, Ventilation and Air Condition (HVAC)

21 *Serviceable* - The home has a 20 year old Lennox propane furnace. It is in good operating condition. The burners, flame, combustion air, flue piping, ducting, and registers all appear to be in good condition. The furnace was serviced within the last year and does not need any maintenance at this time. It is generally recommended to have the furnace cleaned and serviced on a yearly basis. Note that furnaces typically last around 20-25 years if they are maintained and serviced frequently.



Photo 21-1



Photo 21-2



Photo 21-3

Kitchen

22 *Repair/Replace, Suggest Upgrade* - The exhaust fan over the range recirculated the exhaust air back into the kitchen. This may be due to no duct being installed, baffles not being installed, or problems with duct work. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor evaluate and repair as necessary so exhaust air is ducted outdoors.



Photo 22-1

Bathrooms, Laundry and Sinks

23 *Repair/Replace* - One or more bathtub faucet handles at the master bathroom tub were leaking. Recommend that a qualified person repair or replace handles as necessary.



Photo 23-1

24 *Repair/Maintain* - The shower head at the 2nd floor hall bath was leaking. Recommend that a qualified person repair as necessary.



Photo 24-1

Interior, Doors and Windows

25 *Repair/Maintain* - Weatherstripping around one or more exterior doors was damaged. Water may enter the building, or energy efficiency may be reduced. Recommend that a qualified person repair or replace weatherstripping as necessary.



Photo 25-1
Patio french doors

26 *Repair/Maintain* - Lock mechanisms on one or more windows were loose and/or missing. This can pose a security risk. Recommend that a qualified person repair as necessary.



Photo 26-1
Loose lock mechanism in the living room



Photo 26-2
Lock mechanism missing in the 2nd floor NW
bedroom

27 *Repair/Maintain* - A transition strip was loose at the laundry room. Recommend that a qualified contractor repair as necessary.



Photo 27-1

28 *Evaluate* - Wood flooring in one or more areas was cupping slightly. This may indicate that the floor has been exposed to water or that the flooring was not allowed to equalize in moisture content before being installed. Consult with the property owner and/or have a qualified specialist evaluate. It's likely that affected areas of the wood flooring will need to be refinished to obtain a flat surface. For more information, visit: <http://www.reporthost.com/?WDFLRPRB>



Photo 28-1
Kitchen floor in front of the sink and dishwasher

29 *Suggest Upgrade* - No window screens were installed. Windows may not provide ventilation during months when insects are active.

Garage or Carport

30 *Repair/Replace* - The door between the garage and the house has been modified with a pet door, and is no longer fire-resistant. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit:

<http://www.reporthost.com/?AGFR>



Photo 30-1

31 *Repair/Maintain* - One or more automatic door openers were loose and/or missing hardware.

Recommend that a qualified contractor evaluate and repair or opener(s) as necessary.



Photo 31-1
Missing bolt



Photo 31-2