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There is no electrical receptacle in the west second-floor bathroom. Installing a grounded receptacle that is protected by a ground fault circuit interrupter is needed.

There is no vent fan in the east second-floor bathroom. The code requires that there either be an opening window or a vent fan for proper ventilation purposes. Even if there is an opening window, vent fans work much better for removing steam and moisture, etc. There is a window but it is painted shut. There is a mildew/mold buildup in this bathroom.

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There is water damage to the floor in the upper south ¾ bathroom.



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## **SUMMARY COMMENTS**

The basic structure of this building is good some repairs and maintenance items need attention now.

Areas that I would underline for your attention are:

The need for electrical/safety upgrading and repairs.

The condition of the older boiler/heating system.

The older water lines and the significantly reduced water volume.

Exterior repairs and maintenance, including the lower roof sections.

It is recommended that all repairs and maintenance listed on this report be completed in order to maintain the integrity of the building and its systems.



Sewer Video.

[https://www.youtube.com/watch?v=dC6wQ15D8ww&feature=em-share\\_video\\_user](https://www.youtube.com/watch?v=dC6wQ15D8ww&feature=em-share_video_user)

# PETERSON CONTRACTING COMPANY

P O BOX 12688

Mill Creek, WA 98082

LIC # PETERCC122LL

PHONE. 425 776 6661

To: Windermere Realty

Date: June 27, 2015

Attn; Matthew Townsend

SEATTLE, Washington

Re: re-roofing @ 5034 17 NE

- I am pleased to quote you on the above mentioned roof:

- Tear off existing roofing and remove debris to an approved dump facility.
- Repair and or replace damaged soffit and any facial wood including some knee braces.
- Furnish and install new architectural composition shingles over 15# felt per manufacturers specifications.
- Furnish and install new pipe boot flashing and vents to current code.
- Our five year watertight warranty.

BID: \$13,469.00 plus W S S T

THIRTEEN THOUSAND FOUR HUNDRED SIXTY NINE DOLLARS

Sincerely

Mark Peterson

Owner

# Metcalfe Building Consultants Inc

Building and Home Inspections / Consulting  
Since 1989

## Inspection Report

4509 Interlake Ave North # 215  
Seattle WA 98103 206-527-9224  
metcalfinspections@hotmail.com  
metcalfinspections.com

**Client:** Lynne Jones **Date:** 6-9-15 **Doc. #** 16220

**Inspection Location:** 5034 17th Ave NE Seattle Wa **Building Type:** Three story

**Basement**  **Crawl space**  **Weather:** clear **Time of day:** 11am

This report contains checklists and commentary on the building and property listed above. It is the confidential property of the client and is non-transferable.

All buildings have defects in varying degrees. It is the purpose of this report to form an opinion about deficiencies, problems, and needed maintenance or repairs. Positive features will also be described along with providing an education about the building and its systems. Maximum benefit is obtained by attending the inspection with the inspector. It is also very important to walk through the premises just prior to closing, to determine that all conditions are as they have been represented, and that no problems have developed since the inspection. Sellers are required by law to disclose any defects that they know about.

In general, damaged or unsafe materials should be repaired, removed or replaced. Continuing maintenance is essential for all buildings. Make sure to refer to the last two pages of this report regarding the scope and limitations of this inspection.

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("N/A" = not inspected or non-existent)



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## **BUILDING SITE**

The general condition of the building site is good and has been well maintained.

There are normal settling cracks in the walks and driveway.

There may be an abandoned buried oil tank on the building site as oil lines were seen protruding through the basement floor in the utility room. Abandoned buried tanks should be professionally decommissioned.

**NOTE:** Sprinkler systems are not tested or inspected. You may want to ask the seller to confirm that this system is working correctly and/or go over the operation of this system with them.

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## **EXTERIOR**

**Siding:** cement asbestos board/cedar

**Windows:** wood    **Double Pane:** Single pane X

This building has a combination of cement asbestos board and cedar siding. The majority of the building has the cement board siding. This cement board siding was installed over original wood siding.

Most of the siding is in good condition. Minor deterioration is occurring to the siding next to the front stairs. A small amount of siding and trim boards are missing at a few points around the building. Damage materials should be replaced. Siding and trim boards should be installed as needed to ensure that the entire exterior remains fully waterproof.

Some of the cedar shingles next to the front porch stairs are rotting. All damaged wood should be removed and replaced with new wood. The plywood rail wall caps have not been installed in a fully waterproof manner.

There is earth to wood contact on both the south side and at the northwest corner. All earth should ideally be kept at least 6" below siding, trim and any other wood members unless the wood is treated wood rated for earth to wood contact. All damaged wood should be removed and replaced with new wood.

The knee braces and some of the framing have been removed from the upper east side edge of the roof system. These components need to be re-installed now. The existing fascia board here needs to be painted.

Rot is occurring to some of the fascia boards and knee braces at the corners and side edges of the roof. This is most noticeable on the south side of the building. Rot is also occurring to the upper north exterior door threshold. There is minor deterioration occurring to some of the lower soffit boards at the southeast corner. All damaged materials should be removed and replaced. Some paint peeling is occurring and painting should be done as needed.

The back north porch door and the lower east door skins are delaminating and will need to be replaced.

The fire escape stairs system along the north side of the building that leads down to the alley is basically stable but does sway and installing additional cross bracing is recommended. The upper older section has settled and may need to be repaired in the future. The upper rail is loose and needs to be stabilized. Some nail heads in the porch boards need to be set.

Current code requires all decks, stairs and porches to have railings at least 30" high and vertical or horizontal rail members no farther apart than 4" for safety purposes.

All non-frost free exterior hose spigots should be kept well insulated during freezing weather.

All trees and foliage should be kept cut back away from contacting the building.

In general, all damaged materials should be removed and replaced, all intersections should be sealed with caulk and/or flashing as needed and the entire exterior should be kept weather-proof.





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## **ROOF SECTION**

**Type:** composition **Pitch:** medium **Number of layers:** mixed  
**Estimated life remaining:** 10+ / ? years

A newer asphalt fiberglass architectural grade composition roof system has recently been installed on the top section of this building. This roofing material is in good condition.

The roofing material on the lower side roof sections and on the back of the builder is older and noticeable deterioration is occurring. Some shingles are missing. Normal standards would dictate that re-roofing be done here now or in the near future.

The roof edges do not extend far enough into the gutters at some sections and flashing should be installed here to ensure that all water drains fully from the roof into the gutters.

There is no counter flashing where the front porch roofing material intersects with the siding. At a minimum, sealant must be maintained here.

There is an opening in the roof system underneath the upper north roof edge that should be sealed to keep animals out.

Tar should be maintained around all chimneys, vents, meter masts and at roof/siding intersections. All other areas that have been previously tarred should also be tarred on a regular basis. Tarring may only need to be done every two or three years but should be checked at least once a year.



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## **CHIMNEYS**

Type:     **Brick**  **Metal**  **Stone**  **Hollow Block**

The general condition of the chimney(s) is good.

There is no counter flashing on the east chimney. Technically, flashing should be installed. At a minimum, sealant must be maintained here.

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## **GUTTERS/DRAINAGE**

Type:     **Aluminum**  **Wood**  **Galvanized**  **Plastic**  **Torch Down**  **Hot Tar**

Downspouts: **Aluminum**  **Galvanized**  **Plastic**  **Chain**

Storm drains  **Splash blocks**

The majority of the gutters and downspouts are in good condition.

The gutter at the lower southeast corner of the building is damaged and will need some repair/replacement.

The upper southeast gutter is leaking noticeably. Some other gutter joints are also leaking.

**NOTE:** Downspout sections should be complete, secured to the house and should reach all the way to the ground. They should drain into storm drains, or onto splash blocks which divert the runoff away from the house.

**NOTE:** Storm drain systems cannot be inspected as they are underground. Some systems connect with municipal drainage systems while others drain into the ground or into dry sumps. Older storm drain systems are prone to deterioration or can become so tightly plugged that cleaning is impossible.



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## **ATTIC SPACE**

**Location:** main overhead

**Insulation Type:**    **Amount:** none

**Roof Framing:** wood **Roof Sheathing:** solid/split

**Vents:** **None**

There is no insulation in any of the attic spaces. All attic spaces should be fully insulated.

There are no roof vents. Roof vents are essential to ensure that excessive heat and humidity does not build up in the attic space which can diminish roof life. The formula for proper attic space venting is 1 sq. foot of venting for every 300 sq. feet of attic space providing the vent is in the upper area of the space to be vented and there is cross ventilation. If these conditions are not met, the formula changes to 1 sq. foot of venting per 150 sq. feet of attic space.

**NOTE:** Current code requires R-38 overhead insulation which is approximately 12". If you have close to this amount, it may not be worth it to add more. All exhaust fans should vent to the exterior of any attic spaces.



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## HEATING

Type: Gas Hot water radiant/Boiler  
Asbestos on furnace/heating pipes X  
Servicing needed now X

A boiler is located in the basement that circulates hot water to the individual radiators that are located inside the majority of the interior rooms. This boiler is quite old and the life expectancy is unknown. The boiler was operated for a short time during the inspection it did not appear to produce much hot water. At a minimum, servicing/repair of this boiler is needed now. Replacement could be needed any time. When servicing/repair is done, it should be confirmed at hot water flows fully to all radiators throughout the interior of the building.

There are no radiators in the first and second-floor kitchens or in the bedrooms on the first floor.

There is asbestos material on or around the heating pipes. For a definitive explanation of asbestos related issues, contact the EPA or a qualified asbestos abatement expert.

The basement unit apartment has a separate gas-fired heater. Servicing of this heater is needed now.

There are two carbon monoxide alarms in the basement that worked at the time of the inspection. Additional carbon monoxide alarms should be installed throughout the interior of this building, including the basement apartment.



**NOTE:** Furnaces are checked for normal operation only. None of the interior workings such as heat exchangers or combustion chambers are checked. The heat exchanger in a furnace is a sealed chamber where fuel is injected, ignited and exhausted. Air is blown around the heat exchanger which is how the air is heated. Heat exchangers can crack, which can allow exhaust fumes to enter the living space. This generally happens to older furnaces. This does not apply to electrical furnaces. Filters should be changed or cleaned approximately three or four times per year at a minimum. Regular cleaning of the duct work is also recommended. We recommend installing carbon monoxide detectors in all buildings that have oil or gas furnaces, heaters, hot water tanks or appliances.

**NOTE:** If asbestos material is observed on or around the heating system, we will indicate this. We are not asbestos professionals and it is possible that asbestos materials can be hidden or not detected. If you are concerned about asbestos, an asbestos expert should be contacted.

**NOTE:** The gas meter is located on the exterior of the building. All of the gas to the building can be shut off here with a wrench. Interior gas appliances can be shut off by hand.

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## **LIVING ROOM FIREPLACE**

Damper: Yes Functional: Yes

The general condition of the fireplace is good.

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## **FOUNDATION/CRAWL SPACE/BASEMENT**

Foundation Type: Concrete X  
Basement: full Finished X Unfinished X

The general condition of the concrete foundation and structural framing is good. No irregular cracking or settling was observed. Some settlement is noticeable on the main floors of the building. This is very common to find for a structure of this age. There is a normal settling crack in the foundation wall at the front northwest corner of the building.

The basement was dry at the time of inspection. See NOTE below.

Some of the floor tiles may be vinyl asbestos material.

No access was found to the crawl spaces underneath the porches. Access should be created for inspection purposes. There should be at least one sq. foot of ventilation per 150 sq. feet of crawl space area. Open screen 1/4" mesh vent coverings are recommended, to allow the maximum possible air flow. All earth should be completely covered with a plastic vapor barrier at least 6 mill. thick.

**NOTE:** Water seepage of some degree is common in both basements and crawl spaces. It most commonly occurs as a result of incorrectly diverted downspout runoff, but can also result from ground water penetration. Correcting water seepage problems can range from simple repairs to expensive drainage systems. The amount of water that enters or the frequency of occurrence cannot be determined from a normal inspection. The owners or current occupants should be contacted and asked about any water penetration occurrences. Minor water seepage does not usually cause damage.

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## **PLUMBING**

Water Source: Municipal X Well \_\_ Functional water volume: good \_\_ fair \_\_ poor X

Water Piping: Copper X Galvanized X

Waste Disposal: Municipal X Septic \_\_

Waste Piping: Galvanized X Cast iron X ABS Plastic X

Hot Water Tank: Location: utility room Gas: X Electric: \_\_

Gallons (approx.): 50 Pressure relief valve: X Shut off valve: X

Main shut off location: front basement room Needs repair: \_\_

Floor drain: utility room

The majority of this building is plumbed with galvanized water lines. It is common for galvanized piping to corrode over time and some sections may need replacing in the future. Some corrosion was observed. In addition, the water volume is low and drops in multiple fixtures are operated. This water volume is significantly lower in some sections of the building. The only way to correct this is to replace older water lines.

There are plumbing vents on north side of the building that needs to be secured and should vent above the roof line.

The hot water tank system worked correctly at the time of the inspection.



**NOTE:** Main sewer and drain lines from the building[s] to municipal sewer lines or septic systems, along with any sewer and drain lines enclosed inside walls, cavities and concrete floors or other types of floors, etc., cannot be directly inspected. Hidden sewer and drain line problems can exist that cannot be detected during the normal course of a standard building inspection. The only way to determine if there are any hidden sewer or drain line problems is to hire a specialty plumbing contractor who will send a camera down the sewer or drain lines and do a direct visual inspection. Significant sewer or drain line problems are not common to find. However, if they do exist, they can be expensive to repair. You may want to have the main sewer lines inspected.

**NOTE:** The generally accepted safe hot water temperature is 120 degrees Fahrenheit. Higher temperatures increase the risk of scalding.

**NOTE:** At a minimum, pressure relief valves on hot water tanks should have a pipe that vents to within 6" of the floor. Ideally, they should be vented to a floor drain, a fixed drain or to the exterior of the building. It is recommended that gas hot water tanks that are located in garages be installed at least 18" above the floor. This could help eliminate the possibility of explosion if flammable fumes are present. All hot water tanks should be secured for seismic stability.

**NOTE:** Septic tanks are not inspected. They should be cleaned and certified prior to sale.

**NOTE:** Wells are not inspected.

**NOTE:** Water shut-off valves are not operated during the inspection. Usually valves are not operated on a regular basis and can be frozen in the open position. Valves should be operated at least once a year to keep them operational. Leaking or defective valves should be replaced.

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## ELECTRICAL

**Panel location:** north back porch

**Main panel amperage rating:** 200 **Voltage:** 120/240 **Circuit breakers:** X **Fuses:** \_\_\_

**Service:** Overhead **Meter seal intact:** no **Service wire entering main panel:** aluminum

**Note:** Service panel size does not always relate directly to the capacity of the service wires.

**Ground Fault Circuit Interrupter (GFCI) locations:** none

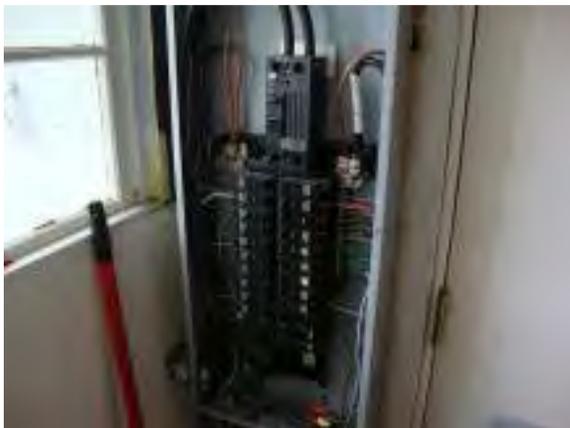
**New romex:** X **Old romex:** X **Knob & tube wiring:** X **Doorbell:** works \_\_\_ **needs repair** \_\_\_

A newer 200 amp circuit breaker panel has recently been installed is in good condition. However, the meter seal is cut and most likely this panel was installed without permits and inspections. It is recommended that the permitting and inspection process be completed.

The majority of the wiring throughout the interior of the building has not been upgraded. In addition, there are a number of significant potential minor electrical safety hazards which mostly include the use of exposed wiring and extension cord wiring. Wiring not in the ceiling or wall space should be in conduit. No permanently wired extension cord applications should be used anywhere in the building. All extension cord wiring should be removed. If replacement wiring is needed, new wiring should be installed to current code.

Most of the 3-prong receptacles are not grounded. This generally occurs when older 2-wire, 2-prong receptacles are replaced with newer 3-prong receptacles, which gives the illusion that they are grounded when they are not. Recommended upgrading would include installing 3 prong grounded receptacles in all bathrooms, kitchens, basements, garages and all exterior locations. All of these 3 prong receptacles should be protected by a ground fault circuit interrupter.

Additional smoke alarms need to be installed now. All smoke alarms should be mounted on the ceilings.





**NOTE:** All safety violations should be corrected immediately by a qualified electrical contractor. Installing Ground Fault Circuit Interrupter outlets next to sinks, in garages, in basements and in exterior or other potentially wet locations is recommended. Cover plates should be on all receptacles, light switches and junction boxes. We also recommend installing ground rods for older systems that are only grounded to the water supply piping or the meter mast. **Smoke alarms should be tested regularly.**

**NOTE: GFCI (Ground Fault Circuit Interrupter)** A GFCI receptacle is designed to prevent electrical shock. This device constantly monitors the current flow in the hot and neutral conductors. If the current flow between these conductors does not match, the device disconnects itself and any receptacles it protects.

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## **INTERIOR**

The general condition of the interior is good.

The windows in some of the bedrooms are a little small for fire escape access, especially in the basement unit. Some of the floor tiles are vinyl asbestos material.

Any building built before 1978-1980 can have asbestos materials in it. The asbestos is usually in the form of ceiling texture, floor tiles and around heating systems. It can occasionally be found on water lines and around older electrical applications.

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## **KITCHENS**

The basement kitchen unit is incomplete.

The first and second floors to have basic kitchen configurations.

There are no exhaust fans in the kitchens. Exhaust fans are especially needed when gas ovens are used. In addition, older gas ovens produce more carbon monoxide and highlights can fail which can allow gas to enter the living space.

Full ground fault circuit interrupter protection needs to be installed now.

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## **SUMMARY COMMENTS**

The basic structure of this building is good some repairs and maintenance items need attention now. Areas that I would underline for your attention are:

The need for electrical/safety upgrading and repairs.

The condition of the older boiler/heating system.

The older water lines and the significantly reduced water volume.

Exterior repairs and maintenance, including the lower roof sections.

It is recommended that all repairs and maintenance listed on this report be completed in order to maintain the integrity of the building and its systems.

## **Inspection Standards and Limitation Agreement**

You have contracted with Metcalf Building Consultants Inc. to perform a thorough visual inspection of the structure and systems of the building located at the inspection address listed above. This inspection will be performed in accordance with the standards of practice established by the State of Washington. To review these standards see the following web site: [apps.leg.wa.gov/WAC/default.aspx?cite=308-408C](http://apps.leg.wa.gov/WAC/default.aspx?cite=308-408C). Inspections of this nature are not intended to be technically exhaustive.

This building inspection will include at a minimum, the following systems: structure, foundation, exterior, roof, plumbing, heating, electrical, attic, interior, kitchen, bathroom, insulation, ventilation, fireplaces/woodstoves, garage/carport. Because of my commitment to provide you with as much information as possible, most inspections include information that significantly exceeds what is listed above. Systems and components will not be disassembled and will only be operated with normal user controls.

All buildings have defects in varying degrees. The purpose of this inspection is to identify the condition of systems and components along with identifying major deficiencies, defects, and adverse conditions. Positive features will also be described along with providing an education about the building and its systems. Maximum benefit is obtained by attending the inspection with the inspector.

This inspection does not include any investigation which may be necessary to assure that the property is in compliance with building or land use codes, to obtain any permits or approvals, to ascertain any environmental hazards including the presence of toxic compounds or contaminants in the water, soil, air, hazardous plants or animals or diseases harmful to humans, wood-destroying insects, rodent infestation or the presence of mold/mildew, asbestos, lead paint, radon, formaldehyde, electromagnetic radiation on the property or other environmental issues/conditions, in any portion of the premises. This inspection does not provide a quantitative structural engineering analysis. This inspection and report excludes security systems, appliances, sprinkler systems, solar heating, water purification systems, septic systems, drainage fields, furnace/boiler heat exchangers, buried oil tanks, underground sewer line/side-sewer conditions, soil stability conditions, property lines and plot dimensions, EIFS/synthetic stucco conditions, swimming pools, Jacuzzis, hot tubs, saunas, phone/Ethernet/cable systems, intercom systems, a quantitative structural engineering analysis, tennis courts and recreational facilities. If you feel the need, you should ask the seller for a guarantee of the operational integrity of these items or contact a qualified service technician. In addition, we will recommend additional specialized inspections, if needed.

The inspection report consists of the inspector's observations, findings, opinions and conclusions based on their judgment from a visual examination of the exposed or readily accessible portions of the premises. No inspection was made of areas which were obstructed, concealed or closed off. Although we will make as thorough an inspection of the premises as is possible, this precludes us from doing any destructive testing of any kind, such as drilling holes, probing into or prying apart materials or structures or scraping off finishes.

Hidden defects may exist and while the premises and/or equipment may appear to be in good condition when examined, certain defects may be concealed, may be very subtle, may not be discovered upon a visual examination or may not be evident under the particular conditions existing at the time of our inspection. Also, some defects may develop after we have completed the inspection. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. In addition, during the limited time period within which an inspection occurs, we cannot approximate actual living conditions. As such, detrimental conditions could exist when the building is occupied that cannot be detected during a standard visual inspection.

## **Limitation of Liability**

This report is the confidential property of the client and is non-transferable. This report is furnished to you with the understanding that neither the inspector performing the inspection, nor Metcalf Building Consultants, Inc., nor any of its employees or agents shall be liable for any loss, costs, damages or consequences of any kind resulting from or arising out of any statement or opinion made herein nor for any mistake, error, omission or negligence made or committed by any of the said parties, whether reflected in this report or not, beyond a refund of the amount paid for the inspection and report. Therefore, nothing in this report should be construed as warranting or guaranteeing any part of the property or equipment therein, or providing any type of insurance.

Any claim for failure to perform under this contract will be reported to Metcalf building consultants Inc. in writing within one year of this inspection. Metcalf building consultants Inc. will have the absolute right to re-examine the item or component in question, [including an independent second opinion] BEFORE any repairs or replacements are undertaken. Failure to allow said examinations or respond within the one-year time frame will constitute a full and complete waiver of any and all claims against Metcalf Building Consultants Inc.

This agreement is automatically activated between Metcalf Building Consultants Inc. and the client when the report and inspection are used for the evaluation of the inspected property by the client or the client's agents.

Thank you very much for using our services. We have attempted to be as accurate as possible. If you have any questions, please feel free to call.

STEPHEN R. METCALF  
Washington State Licensed Home Inspector # 338  
206-527-9224