

Metcalfe Building Consultants Inc

Building and Home Inspections / Consulting
Since 1989

Inspection Report

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Client: Michael Ness Date: 2-24-16 Doc. # 16462

Inspection Location: 3115 Franklin Ave. E. Seattle Washington Building Type: Two story

Basement Crawl space Weather: partial overcast Time of day: 1 PM

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)



BUILDING SITE

The general condition of the building site is good.

Settlement has occurred to the stairs on both the front and back of the property. This is common to find for a building of this age. The settlement does pose minor tripping hazards. Installing full handrails is recommended. 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.



GARAGE

Maximum number of cars in garage 1 Attached Detached
Door Opener: No

The general condition of the garage is good.

The roof system on this building was installed in the last few years and has a significant amount of life left.

One of the windows on the front of this garage is broken.

There is a substantial settlement crack in the north wall of this garage but the garage structure is stable.

Ground water penetration occurs into this garage.



GARAGE

Maximum number of cars in garage 4 **Attached** **Detached**

Door Opener: No

The general condition of the garage is good.

This garage does not have a standard power supply and relies on an extension cord that is connected to an outlet on the back of the main building.

Some delamination is occurring to the plywood siding. All damaged wood should be removed and replaced with new wood. Plywood siding should be kept well painted or stained at all times since it is a manufactured siding and will delaminate easily if not protected.

The roof system on this building is in generally good condition and has at least five years of life left.





EXTERIOR

Siding: cedar shingles

Windows: wood/vinyl **Double Pane:** Partial X **Single pane** X

The general condition of the exterior is good.

The majority of the cedar shingles are in good condition. As maintenance, all siding should be kept securely nailed to the building and all siding/trim intersections should be kept well sealed with caulk.

There has been previous earth to wood contact around the front northeast corner of the building. Some deterioration is occurring here. All earth should 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.

Deterioration is occurring to the north porch system including to the handrails and plywood siding. Damaged materials should be completely removed and replaced. The exterior door here is delaminating and should be kept well painted at a minimum.

Deterioration is also occurring to the lower trim boards around the front porch support columns. All damaged wood should be removed and replaced with new wood.

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.

The trim around the basement unit exterior door has been partially replaced. There is a passive drain here at the bottom of the stairs that most likely backs up which could cause additional deterioration to occur to the trim boards here.

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

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.



ROOF SECTION

Type: composition **Pitch:** medium **Number of layers:** 1
Estimated life remaining: 5++ years

According to the owner, the current roof system has a 40 year warranty.
This roof system is approximately 22 years of age and appears to be in good condition.
There is some minor possible up on the roof that should be gently cleaned off.

CHIMNEYS

Type: **Brick** X

The general condition of the majority of the chimney is good.
There are loose bricks and loose mortar at the top of the chimney. Partial rebuilding and re-mortaring is needed at this time.



GUTTERS/DRAINAGE

Type: Aluminum X
Downspouts: Aluminum X
Storm drains X **Splash blocks** X

Aluminum gutters and downspouts have been installed on this building which are of good quality and will not corrode or rust. They should be kept clean and may need occasional resealing of the joints with aluminum gutter sealant.

A splash block should be installed for the downspout drainage at the southeast corner of the building.. See note below. Storm drains are located at other corners of the building.

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.

ATTIC SPACE

Location: main overhead
Insulation Type: rock wool/mineral fiber **Amount:** 0-5"
Roof Framing: wood **Roof Sheathing:** solid
Vents: **Roof** X **Ridge** __ **Sidewall** __ **Soffit** __

The general condition of the attic spaces is good.

The amount of insulation in the attic spaces is considered quite minimal and installing additional insulation is recommended.

There are a number of exposed electrical applications, including wire splices that should be repaired now. One of the heating ducts in the side attic space is damaged. All heating ducts should be fully insulated.

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.



HEATING

Type: Oil Forced air Electric wall mount forced air

Filter location: furnace Needs cleaning or replacing: Yes No

Asbestos tape/Heat shields

The main and second floors of this building are heated with a good-quality oil fired forced air furnace.

This furnace is medium aged and should have a significant additional life expectancy.

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

The basement unit is heated with electric wall mount forced air heaters. Most electric wall mount forced air heaters are designed to operate with the fan running. If the fan on one of these heating units ever fails to turn, the unit should not be used as it will overheat.

A full complement of carbon monoxide alarms should be installed now.

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.



LIVING ROOM FIREPLACE

Damper: Yes **Functional:** No

The general condition of the fireplace is good.

However, the damper is not working correctly which prevents full usage of the fireplace.

FOUNDATION/CRAWL SPACE/BASEMENT

Foundation Type: Concrete X

Basement: partial **Finished** X **Unfinished** X

Crawl Space: partial **Vapor barrier:** none **Foundation vents:** none **Earth to wood contact:** X

The general condition of the concrete foundation and structural framing is good. No irregular cracking or settling was observed.

The basement and the crawl space were dry at the time of inspection. See NOTE below.

All wood and cellulose material and any other debris should be completely removed from the crawl space.

All earth should be completely covered with a plastic vapor barrier at least 6 mill. thick.

There are no foundation vents. 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. Often, when the crawlspaces open to the basement area, foundation vents are not actually needed but are required by current code.

There is earth to wood contact in the crawl space area. No earth should contact wood of any type unless the wood is treated and rated for earth to wood contact. All damaged materials should be removed and replaced.

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.

NOTE: Insects are cyclical in nature and can infest/reinfest periodically.

NOTE: Crawl spaces should be checked on a regular basis to inspect for any adverse condition.



PLUMBING

Water Source: Municipal Well Functional water volume: good

Water Piping: Copper Galvanized Plastic

Waste Disposal: Municipal

Waste Piping: Galvanized Cast iron ABS Plastic

Hot Water Tank: Location: basement bathroom Gas: Electric:

Gallons (approx.): 80 Pressure relief valve: Shut off valve:

Main shut off location: basement Needs repair:

Floor drain: none found

The general condition of the plumbing is good for its age. The water volume throughout the building is adequate.

Some of this building has been plumbed with copper water piping. Copper piping will not corrode or rust.

Some of the building is plumbed with galvanized piping, including the mainline to the street. It is common for galvanized piping to corrode over time and some sections may need replacing in the future.

The hot water tank was installed in 2007. Most hot-water tanks have a 10 to 12 year life expectancy.

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

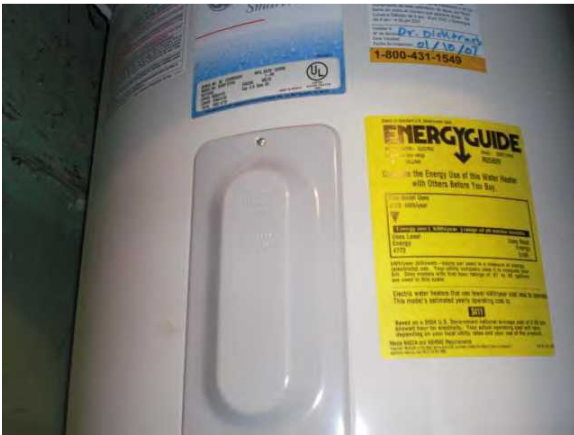
of a standard building inspection. The only way to determine if there are any hidden sewer or drain line problems is to hire a specialty plumbing contractor who will send a camera down the sewer or drain lines and do a direct visual inspection. Significant sewer or drain line problems are not common 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: 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.

NOTE: It is recommended that steel braided hose be used for supply line connections between shut off valve and fixtures including washing machines. Plastic or rubber only supply lines are more susceptible to bursting.



ELECTRICAL

Panel location: back porch

Main panel amperage rating: 125 Voltage: 120/240 Circuit breakers: X Fuses: __

Service: Overhead Meter seal intact: X 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: kitchens/bathrooms

New romex: X Old romex: X Knob & tube wiring: X Doorbell: works __ needs repair __

The general condition of the electrical system is good.

The main circuit breaker panel is located in the first floor back hallway. A circuit breaker sub-panel is located underneath the basement stairs.

Some of the romex wiring in the basement is not in the ceiling or wall space. Wire not in a ceiling or wall space should be in the proper conduit and fittings.

There is a loose light fixture in the basement that should be secured.

There are exposed electrical wires and wire splices in the attic spaces that should be repaired now.

The ground fault circuit interrupter outlet on the back of the building has failed and should be replaced now.

Some 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.

There is extension cord wiring to the circulating fan in the top floor front bedroom. 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.

A few additional smoke alarms should be installed now.

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.

Main circuit breaker panel on first floor:



Circuit breaker sub-panel:





INTERIOR

The general condition of the interior is good and has been well maintained.
The windows in the second floor front bedroom are too small for fire escape egress.

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.

KITCHENS

The general condition of the kitchen is good.
There is no exhaust fan in the main floor kitchen.

BATHROOM(S)

The basement and first floor bathrooms are in generally good condition with standard features.

The second floor bathroom was installed without permits and inspections.

There is no electrical receptacle in this bathroom. Installing a grounded receptacle that is protected by a ground fault circuit interrupter is recommended.

There is no vent fan in this 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 an opening window.

There is no heat source in this bathroom.

SUMMARY COMMENTS

The overall condition of the building is good. This is a nice house.
No significant repairs are needed at this time.
At a minimum, electrical/safety upgrading and repairs should be done now.

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. 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



Invoice



Action Jackson Drain Cleaning And Plumbing
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 Office Phone: 425-877-5601
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Invoice Number: I160224286
Invoice Date: Feb 24, 2016
Payment Terms: Due On Receipt
Invoice Amount: 225.00
Created By: Francois Crepeau

Billing Address

Michael Ness
 3115 Franklin Ave E
 Seattle, WA 98102

Shipping Address

Michael Ness

Item #	Item Name	Quantity	Unit Price	Taxable	Total
001	sewer inspection legality - Sewer inspections cannot be guarenteed. What we interpret today is what we see at this time. Things in the line can change due to many reasons. Sewer inspections do not guarantee any issues or problems that may arise in the future.	1.00	0.00	X	0.00

Item #	Item Name	Quantity	Unit Price	Taxable	Total
1014	<p>Sewer Scope - Camera inspection of sewer line from basement clean out in bathroom, line is 4" cast iron pipe up to 33 feet where the line becomes 4" concrete pipe when it exits the house, hole in the pipe at 34 feet, line is cracked at 35 feet (beginning of a hole), beginning of a hole on the left side of the pipe 51 feet, hole on the left side of pipe at 55 feet, beginning of a hole at 56 feet on the left side, roots at 62 feet, pipe is offsets at concrete to pvc pipe connection at 64 feet, line becomes 4" pvc pipe at 64 feet, line becomes 6" pvc pipe at 68 feet, line becomes 6" concrete pipe at 76 feet, line becomes 6" pvc pipe at 92 feet, City Main at 104 feet.</p> <p>The 4" concrete portion of the sewer line is in very poor condition and should be replaced. The 6" shared sewer line is looking good and was almost completely replaced. There is still some 6" concrete pipe but there is no issue with it.</p> <p>Made recording and left flash drive with customer.</p> <p>Thanks</p> <p>Francois and Anthony.</p>	1.00	225.00		225.00

Comment:

We appreciate your Business!

Subtotal:	\$ 225.00
Invoice Amount	\$ 225.00
Check #visa on Feb 24, 2016:	(225.00)
Invoice Balance:	\$ 0.00

Terms & Conditions:

Late payments are subject to a 15% fee. Any questions on this invoice please contact jodi at 425-366-9204

DISCLAIMER

Action Jackson Drain Cleaning and Plumbing Declares the following disclaimer

"Action Jackson Drain Cleaning and Plumbing will not take any responsibility for any damage to the pipes and/or drain, sewer lines, or surrounding material such as flooring or any other damage arising in the course of cabling, hydro jetting, scoping of any drain or sewer lines and does not assume any responsibility for break- age of any toilet, P-trap or fixture while being pulled or damages to property from the new or defective replacement parts manufactured by others. Nor will Action Jackson Drain Cleaning and Plumbing be responsible for pre-existing issues found on property."

..txt

*plumb to main cam
3115 franklin
mar16*

<https://youtu.be/SMhjQtBiE78>