

# Metcalf Building Consultants Inc

Building and Home Inspections / Consulting

Since 1989

## Inspection Report

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**Client:** ACADEMY HOUSING, LLC / Mr. Peter Hong **Date:** 6-17-16 **Doc. #** 16602

**Inspection Location:** 4528 20th Ave NE Seattle Wa **Building Type:** Three story

**Basement** full lower level **Weather:** partial 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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## **SUMMARY COMMENTS**

The overall condition of the building is good.

Areas that I would underline for your attention are:

The need for removal and replacement of all damaged exterior components.

The age and condition of the roof system.

The age of the boiler system along with the need for inspecting/servicing of this system.

Please feel free to call with any questions.



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### **BUILDING SITE**

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

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### **CARPORT**

**Maximum number of cars in carport 4 Attached X**

The general condition of the carport is good.  
There is a driveway drain located near the back of the carport.



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## **EXTERIOR**

**Siding:** cedar/plywood

**Windows:** vinyl    **Double Pane:** All X

The majority of the exterior siding and trim boards on this building are in generally good condition.

However, the siding and trim boards on the south side of the building are deteriorating. This deterioration is also evident to the siding and trim boards around the top enclosure above the roof line. Paint peeling is also occurring.

At this time, all damaged siding and trim boards at all points around the building should be completely removed and replaced. As maintenance, all siding should be kept securely nailed to the building and all siding/trim intersections should be kept well sealed with caulk. Re-painting should be done as needed.

The back metal handrails are in generally good condition. However, the rail system is not childproof. 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 metal handrails will need to be painted periodically with a rust inhibiting paint.

Minor deterioration is occurring to some of the exterior doors. Damaged materials should be removed and replaced.

The vinyl windows are in good condition.





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## **ROOF SECTION**

**Type:** torch down **Pitch:** flat **Number of layers:** ?  
**Estimated life remaining:** 2-5 years

This building has a standard porch down roofing system. This roofing system is older with noticeable deterioration occurring. The most significant deterioration is occurring next to the access door.

There would appear to be at least two layers of roofing material on this building and there could easily be more.

Given the age of the roof, re-roofing will be needed in the not-too-distant future. Additional life can be obtained with careful maintenance which involves patching the roof surface as needed and coating the roof surface with the fibers aluminum roof coating material.





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## **CHIMNEYS**

**Type:** Metal

The metal exhaust flue for the boiler is corroding above the roof line in the top section should be removed and replaced now.

Previous water seepage has occurred around this exhaust flue into the mechanical room.



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## **GUTTERS/DRAINAGE**

**Type:** Roof Scupper X

The general condition of the roof drainage system is good.

**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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## **HEATING**

**Type:** Gas Hot water radiant/Boiler  
**Servicing needed now** X

This building has a gas fired boiler located in the mechanical room on top of the roof. This boiler heats and circulates water to the individual radiators located through the interior rooms of the building.

The original boiler is still in use. However, this system was shut down at the time the inspection so could not be directly tested. Given the age of this boiler, replacement could be needed at any time.

At a minimum, this system should be fully inspected and serviced. Ideally, the heat would be turned on so it can be confirmed that heat flows fully to all individual radiators. Often, air becomes trapped in the system, which prevents full hot water flow. This can easily be remedied by bleeding the trapped air out of the radiators.

No carbon monoxide alarms were found.

**NOTE:** 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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## **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.

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

**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 Functional water volume: good X  
**Water Piping:** Copper X Galvanized ? Plastic \_\_  
**Waste Disposal:** Municipal X Septic \_\_  
**Waste Piping:** Galvanized X Cast iron X ABS Plastic X  
**Hot Water Tank:** Location: boiler room Gas: X  
Gallons (approx.): 75 Pressure relief valve: X Shut off valve: X  
**Main shut off location:** meter

The general condition of the plumbing is good as is the water volume.

Where visible, this building is plumbed with copper water lines. Given the age of the building, it is possible that some galvanized water lines are still in use. It is common for galvanized piping to corrode over time and some sections may need replacing in the future.

No main water shut off valve was found. The owners or occupants should be asked as to the location of the main water shut off valve. If no shutoff valve is found, the water will most likely need to be turned off at the meter which is next to the street.

The gas-fired water tank is leased and owned by the gas company. This hot water tank was installed in 2007. This 75 gallon hot water tank feeds a larger separate storage tank so that there is adequate hot water available for the needs of the building.

**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.

**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.



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## ELECTRICAL

**Panel location:** basement

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

**Service:** Overhead **Meter seal intact:** X **Service wire entering main panel:** aluminum

**Ground Fault Circuit Interrupter (GFCI) locations:** bathrooms/kitchens

**Smoke alarms:**      **Location:** halls/bedrooms

The general condition of the electrical system is good.

The main circuit breaker panels are located on the basement level. There is an additional circuit breaker sub-panel located in the kitchen.

These particular circuit breaker panels are high-quality and are manufactured by Square D. Interiors of the circuit breaker panels were not directly inspected.

Ground fault circuit interrupter protection was noted in the bathrooms and kitchens.

Smoke alarms are located in the individual rooms and hallways.

**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**

Twenty four of twenty seven rooms were directly inspected. The majority of the interior of this building is in generally good condition and is commensurate with what would be expected in a rooming house.

There appears to be some minor mold buildup in #44 where there does not appear to be any air flow. These conditions were not evident in any of the other inspected rooms.

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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## **KITCHEN**

The general condition of the kitchen is good.

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## **BATHROOM(S)**

The general condition of the bathrooms is good.

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## **SUMMARY COMMENTS**

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The age of the boiler system along with the need for inspecting/servicing of this system.

Please feel free to call with any questions.

## **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



Action Jackson Drain Cleaning And Plumbing  
23930 HWY 99  
Edmonds, WA 98026  
Office Phone: 425-877-5601  
actionjacksondcap@yahoo.com

# Invoice

**Paid**

**Invoice Number:** 1160617796  
**Invoice Date:** 06/17/2016  
**Payment Terms:** Due On Receipt  
**Invoice Amount:** 783.64  
**Created By:** Francois Crepeau

## Billing Address

Peter Hong  
4528 20th Ave Ne  
Seattle, WA 98105

## Shipping Address

Peter Hong

Item #	Item Name	Quantity	Unit Price	Taxable	Total
001	sewer inspection legality - Sewer inspections cannot be guaranteed. 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
1014	<p>Sewer Scope - Camera inspection of sewer line from pulled toilet on level floor, line is 4" cast iron pipe up to 56 feet where the line becomes 6" concrete pipe when it exits the building, line becomes 6" clay pipe at 66 feet, roots blocking 50% of pipe at 73 feet, roots blocking 100% of pipe at 75 feet, city main at 103 feet.</p> <p>The 6" outside sewer line is looking good, no breaks, cracks or offsets noted. The roots will require cleaning sooner than later to avoid future blockage.</p> <p>Line was hydro jetted, roots are gone no more issues with the line.</p> <p>Made before and after recording for customer and left flash drives with agent.</p> <p>Thanks</p> <p>Francois and Mike.</p>	1.00	0.00		0.00
1013	<p>Hydro Jetting - Hydro jetting of sewer line from ground level pulled toilet all the way to City main to clear line of roots in the clay</p>	1.00	695.00	X	695.00



Item #	Item Name	Quantity	Unit Price	Taxable	Total
	portion of the line.  Inspected line with camera and found line free of roots or defect.  Reseted toilet with new wax seal and closet bolts.  Thanks  Francois and Mike.				
1017	TOS - Truck operations and service	1.00	20.00	X	20.00

**Comment:**

We appreciate your Business!

Subtotal:	\$ 715.00
Seattle Rate:	9.6%
Seattle Amount:	68.64
Invoice Amount	\$ 783.64
Check #visa on 06/17/2016:	(783.64)
<b>Invoice Balance:</b>	<b>\$ 0.00</b>

**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."