

# Metcalf Building Consultants Inc

Building and Home Inspections / Consulting  
Since 1989

## Inspection Report

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**Client:** Susan Chesterfield / Barb Ives **Date:** 7-7-17 **Doc. #** 16911  
**Inspection Location:** 909/911 N 130th Ave Seattle Washington **Building Type:** One story  
**Crawl space** X **Weather:** partial clear **Time of day:** 11 AM

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. This is a nice house.

No significant repairs are needed at this time.

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.



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## **BUILDING SITE**

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

**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:** brick/cedar

**Windows:** aluminum    **Double Pane:** Partial X    **Single pane** X

The general condition of the exterior is good.

The brick veneer siding is in good condition with no indications of any significant settlement or displacement occurring.

The cedar siding is also 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.

The crawlspace access cover is deteriorating and should be removed and replaced with treated lumber that will not deteriorate.

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.

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## ROOF SECTION

**Type:** composition **Pitch:** medium **Number of layers:** 1  
**Estimated life remaining:** 20+ years

A high-quality architectural grade composition roof system has been installed on this building. These roof systems generally have at least a ready year warranty from the date of installation. This roofing material is in very good condition.



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## **CHIMNEYS**

Type:     **Brick X**

The general condition of the chimney is very good.



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## **GUTTERS/DRAINAGE**

Type:     **Aluminum X**     **Downspouts: Aluminum 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.

Minor cleaning of the gutters is needed at this time.

**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:** rock wool/fiberglass **Amount:** 12+"

**Roof Framing:** woods **Roof Sheathing:** solid

**Vents:** Ridge X Soffit X

The general condition of the attic space is good.  
The attic space is fully insulated and vented.

**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:** Electric baseboard Electric wall mount Electric wall mount forced air

The interior rooms of this building are heated with individual electric heaters.

A number of the heaters and thermostats are older models and could need replacement in the near future.  
Some heaters have already been replaced.



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## **FIREPLACE(S)**

The fireplace in 909 is in generally good condition but the damper is no longer functional so this is a source of heat loss. It is recommended that either glass doors be installed or a new Damper be installed on top of the chimney flue openings.

The fireplace in 911 was blocked with a bookcase so it could not be directly inspected.



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

**Foundation Type:** Concrete X

**Crawl Space:** full **Vapor barrier:** X **Foundation vents:** X

**Floor insulation:** X **Water pipe insulation:** X

This building has a full crawlspace.

There is insufficient clearance between the earth in some sections the crawl space and the framing members. There should be at least 18" clearance between the earth and all wood floor framing and at least 12" clearance between the earth and all beams or girders. This lack of clearance prevented a full inspection.

The crawlspace was dry at the time of inspection. See NOTE below. Due to the dry conditions, although a full inspection of this area could not be done, it is not suspected that any significant detrimental conditions will be found.

**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.



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## **PLUMBING**

**Water Source:** Municipal  **Functional water volume:** good

**Water Piping:** Copper  Galvanized

**Waste Disposal:** Municipal

**Waste Piping:** Galvanized  Cast iron  ABS Plastic

**Hot Water Tank: Location:** storage on back of building **Electric:**  **Gallons (approx.):** 47

**Main shut off location:** meter

The general condition of the plumbing is good for its age.

Most of the building is plumbed with galvanized piping. It is common for galvanized piping to corrode over time and some sections may need replacing in the future. Some sections have been plumbed with copper water piping which will not corrode or rust. Due to the lack of access, not all of the plumbing system could be directly inspected.

The hot water tank in 909 was installed in 2005. The hot water tank in 911 was installed in 1996. Most hot-water tanks have a 10 to 12 year life expectancy so replacement could be needed at any time. Hot water tanks should be strapped for seismic stability and pressure relief valves should vent to the exterior 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:** 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:** kitchens

**Main panel amperage rating:** 100 **Voltage:** 120/240 **Circuit breakers:** X

**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:** bathrooms

**New romex:** X **Old romex:** X

The general condition of the electrical system is good.

Newer circuit breaker panels have been installed in all four units that are in good condition.

However, there are only two circuits for lighting and outlets in each panel which is considered quite minimum.

Ground fault circuit interrupter protection should be installed for the electrical outlets in the kitchen.

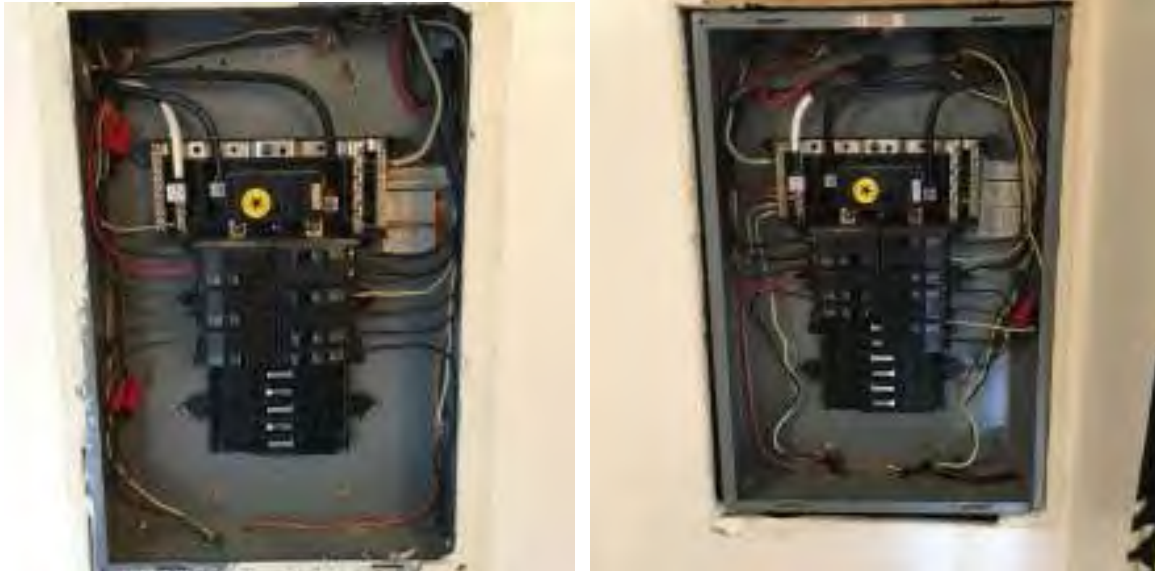
Some of the 3-prong receptacles are not grounded. This generally occurs when older 2-wire, 2-prong receptacles are replaced with newer 3-prong receptacles, which gives the illusion that they are grounded when they are not.

Smoke alarms should be located on the ceiling in the hallway next to the bedrooms.

**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 and has been well maintained.

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 general condition of the kitchens is good.

Ground fault circuit interrupter protection needs to be installed for the electrical outlets.

The kitchen exhaust fan in 909 is older but is still functioning.

The kitchen exhaust fan in 911 is failing and will need to be replaced soon.

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## **BATHROOM(S)**

The general condition of the bathrooms is good.

The bathrooms have exhaust fans and also have ground fault circuit interrupter protection.

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## Inspection Report

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**Client:** Susan Chesterfield / Barb Ives **Date:** 7-7-17 **Doc. #** 16911

**Inspection Location:** 913 N 130th Ave / 914 N 128<sup>th</sup> Ave Seattle Washington

**Building Type:** One story **Crawl space** X **Weather:** partial clear **Time of day:** 11 AM

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.

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### INDEX

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Garage	N/A	Heating	N/A	Interior	N/A
Exterior	N/A	Fireplaces	N/A	Kitchen	N/A
Roof	N/A	Woodstoves/Inserts	N/A	Bathrooms	N/A
Chimneys	N/A	Foundation/Crawl Space/Basement	N/A	Summary	N/A
Gutters/Downspouts	N/A	Plumbing	N/A		

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

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## **SUMMARY COMMENTS**

The overall condition of the building is good. This is a nice house.

No significant repairs are needed at this time.

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.



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## **BUILDING SITE**

The general condition of the building site is good and has been well maintained.  
There is a normal settling crack in the front walkway that is a minor tripping hazard.

**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:** brick/cedar

**Windows:** aluminum    **Double Pane:** Partial X Single pane X

The general condition of the exterior is good.

The brick veneer siding is in good condition with no indications of any significant settlement or displacement occurring. There is a small crack in the front brick work of this building which most likely occurred during a previous earthquake. This cracking does not constitute a structural problem.

The cedar siding is also in good condition. Some of the south siding is warping and is a little bit weatherbeaten which is common to find. No rot is occurring here. As maintenance, all siding should be kept securely nailed to the building and all siding/trim intersections should be kept well sealed with caulk.

The crawlspace access cover is deteriorating and should be removed and replaced with treated lumber that will not deteriorate.

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.



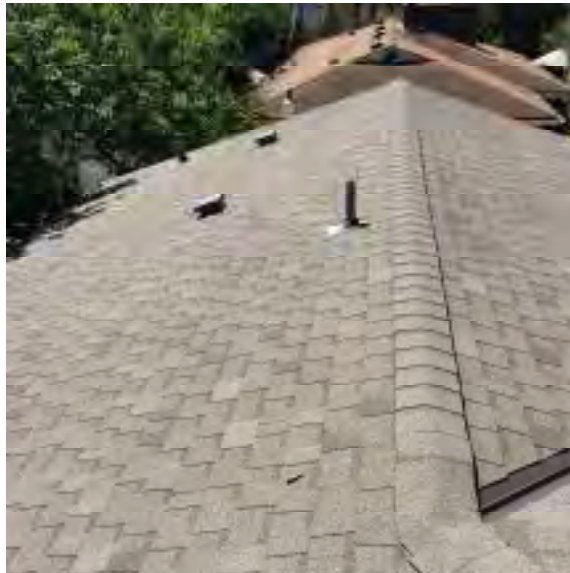


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## **ROOF SECTION**

**Type:** composition **Pitch:** medium **Number of layers:** 1  
**Estimated life remaining:** 20+ years

A high-quality architectural grade composition roof system has been installed on this building. These roof systems generally have at least a ready year warranty from the date of installation. This roofing material is in very good condition.





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## **CHIMNEYS**

Type:     **Brick X**

The general condition of the chimney is very good.



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## GUTTERS/DRAINAGE

Type: Aluminum X      Downspouts: Aluminum 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.

Minor cleaning of the gutters is needed at this time.

**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: rock wool/fiberglass Amount: 12+"

Roof Framing: woods Roof Sheathing: solid

Vents: Ridge X Soffit X

The general condition of the attic space is good.

The attic space is fully insulated and vented.

**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:** Electric baseboard   Electric wall mount   Electric wall mount forced air

The interior rooms of this building are heated with individual electric heaters.

A number of the heaters and thermostats are older models and could need replacement in the near future. Some heaters have already been replaced.

A few heaters do not work now and will need to be replaced.

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.

Carbon monoxide alarms need to be installed now in each unit.

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## **FIREPLACE(S)**

The general condition of the fireplaces is good.

There is a small settlement crack in the front brick work of the fireplace in 914 that does not constitute a structural problem.





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

**Foundation Type:** Concrete X

**Crawl Space:** full **Vapor barrier:** X **Foundation vents:** X

**Floor insulation:** X **Water pipe insulation:** X

This building has a full crawlspace.

There is insufficient clearance between the earth in some sections the crawl space and the framing members. There should be at least 18" clearance between the earth and all wood floor framing and at least 12" clearance between the earth and all beams or girders. This lack of clearance prevented a full inspection.

The crawlspace was dry at the time of inspection. See NOTE below. Due to the dry conditions, although a full inspection of this area could not be done, it is not suspected that any significant detrimental conditions will be found.

**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.



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## PLUMBING

**Water Source:** Municipal  **Functional water volume:** good   
**Water Piping:** Copper  Galvanized   
**Waste Disposal:** Municipal   
**Waste Piping:** Galvanized  Cast iron  ABS Plastic   
**Hot Water Tank:** Location: storage on back of building Gas:  Electric:   
Gallons (approx.): 47 Pressure relief valve:  Shut off valve:   
**Main shut off location:** meter  
**Floor drain:** none

The general condition of the plumbing is good for its age.

Most of the building is plumbed with galvanized piping. It is common for galvanized piping to corrode over time and some sections may need replacing in the future. Some sections have been plumbed with copper water piping which will not corrode or rust. Due to the lack of access, not all of the plumbing system could be directly inspected.

The hot water tank in 913 was installed in 2011. The hot water tank in 914 was installed in 2008. Most hot-water tanks have a 10 to 12 year life expectancy. Hot water tanks should be strapped for seismic stability and pressure relief valves should vent to the exterior 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:** 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:** kitchens

**Main panel amperage rating:** 100 **Voltage:** 120/240 **Circuit breakers:** X

**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:** bathrooms

**New romex:** X **Old romex:** X

The general condition of the electrical system is good.

Newer circuit breaker panels have been installed in all four units that are in good condition.

However, there are only two circuits for lighting and outlets in each panel which is considered quite minimum.

Ground fault circuit interrupter protection should be installed for the electrical outlets in the kitchen.

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.

Smoke alarms should be located on the ceiling in the hallway next to the bedrooms.

**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.



---

## **INTERIOR**

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

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 general condition of the kitchens is good.

Ground fault circuit interrupter protection needs to be installed for the electrical outlets.

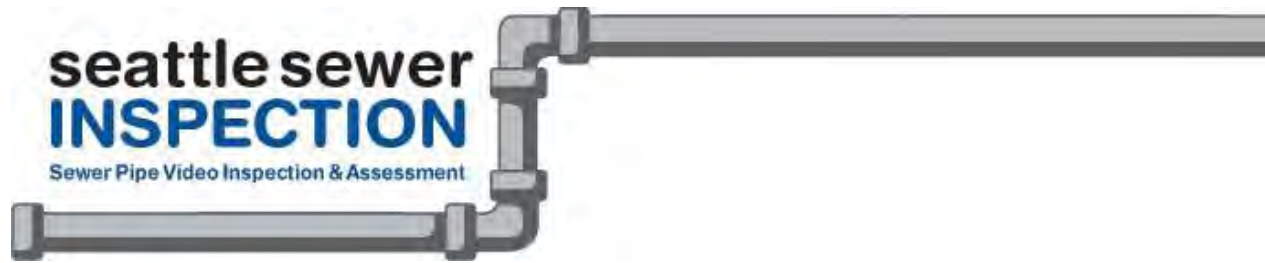
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## **BATHROOM(S)**

The general condition of the bathrooms is good.

The bathrooms have exhaust fans and also have ground fault circuit interrupter protection.

The cold water volume to the sink in 913 is a little low but still sufficient.



909 and 913 North 130th st, Seattle, wa

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Client Name:  
mattt@windermere.com

Inspection Date:  
6/28/2017

Access Code:  
ihcy

Report #:  
170628E

Inspector:  
aaron branstetter

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Visit <http://videos.seattlesewerinspection.com/cabhagciihcy> to view a video of your sewer inspection.

Videos are typically available within 24 hours of the inspection!



# Sewer Inspection Report

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## Description

Inspected line first from the south unit roof vent of 909 N. 130th out towards mainline. No other portion of pipe or connecting lines inspected. At 12' cast iron pipe exits house and connects to concrete pipe. At 14' wye turn. At 21' wye turn. At 87' 4" pipe connects to 6" pipe. At 88' north unit tie in. Connecting portion of pipe not inspected. At 137' city mainline connection in street to the north.

Inspected line secondly from north unit roof vent for 913 N. 130th out towards mainline. No other portion of pipe or connecting lines inspected. No portion of interior plumbing inspected. At 13' cast iron pipe exits house and connects to concrete pipe. At 15' pipe turns towards the south. At 78' 4" pipe connects to 6" pipe. At 79' south unit connection. Connecting portion of pipe from south unit not inspected. At 104' tie in from neighbor to the south to shared line. At 162' to 166' new section of PVC pipe with tie in from south neighbor. At 219' connection to mainline in street to the south.

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## Observations

No seen breaks, blockages or major issues in inspected portion of pipe at present.

**Monitoring Item:** Concrete pipe on both lines has noticeable wear in bottom of pipe typical of older concrete. Also, multiple slight offsets throughout.

**Maintenance Item:** Roots in pipe at multiple joints. Roots not major or obstructing line at present but will likely need future maintenance/cleaning. May want to try chemical root killer such as Root-x to minimize wear on concrete and monitor/re-scope to confirm that it is working.

**Potential Future Issue:** From 909: significant wear in sidewall of turn with minor root intrusion. At 16' slight offset joint with minor root at present. Roots at 34' also. At 119' to 122' puddling in pipe indicating improper slope (relatively minor "belly"). Small potential to cause soft-clogs.

**Potential Future Issue:** From 913: At 15' significant wear in sidewall of concrete at turn with root intrusion. At 78' large roots at 4" to 6" connection. Also, roots in pipe at 79' at tie in from south unit. Roots at 116'. At 189' large, thick tap root in pipe: Potential future problem area. At 208' slight offset. Also, slight offset at mainline connection.

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**Visit <http://videos.seattlesewerinspection.com/cabhagciihcy> to view a video of your sewer inspection.**

Videos are typically available within 24 hours of the inspection!