

In Form Inspection

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(253) 209-0196

1501 Tacoma Av S #417

Tacoma, WA 98402

Inspector: Brad Newell

WA State Insp#899



Summary

Client(s): **Ms Client**







Property address: **321 Somewhere St
Pt Ludlow, WA 98365**

Inspection date: **Saturday, December 8, 2018**











This report published on Tuesday, January 29, 2019 7:00:13 AM PST

This report summary contains issues which should be addressed for reasons of personal safety.


Concerns are shown and sorted according to these types:

	Safety	Potentially dangerous condition exists. Pursue recommended remedy!
	Repair/Replace	Recommend repairing or replacing
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Comment	For your information
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Exterior

- 1)    A trip hazard exists at sidewalk due to cracks and settlement. It is likely that the elevated section could be picked up and then replaced after regrading the soils beneath it. Cost effective too!
- 2)    One or more outdoor electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all outdoor receptacles within six feet six inches of ground level have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.
- 3)     Soil is in contact with or less than six inches from siding and/or trim. This is a conducive condition for wood destroying insects and organisms. Also, the soil should be graded and/or removed as necessary so there are at least six inches of space between the siding and trim and the soil below.



Roof

7)  Debris has accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the structure's exterior or make water accumulate around the foundation. Gutters should be cleaned now and as necessary in the future.


Tree debris has also collected in several of the roofs valleys in the flashing, which impedes their intended function and can result in rainwater backing up under roof covering.

It is important to keep tree debris from "damming" gutters and flashing!

Garage

8)   One or more garage electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all garage receptacles, except for one for use with a refrigerator or freezer, have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed. Newer building code also requires AFCI protection for bedrooms and other living spaces. more info at: afcsafety.org

Attic

10)  Condensed water vapor is/has collected on the underside of the roof sheathing in the attic. This condition may be attributable to several factors. Additionally, this condition may have persisted for an undeterminable period in the past. Further evaluation of the condition will be required in order to determine how it may be remedied and to what extent, if any, the moisture has caused damage.


This residence does not have exhaust fans installed in the bathrooms or the laundry. This likely contributes to elevated moisture levels in the living spaces which in turn allows for more water vapor laden air to find its way to the attic.

Anywhere there are unsealed gaps at the ceiling, such as junction boxes (which house wiring for lights) and other lighting, can also provide the exit path for surprising amounts of water vapor laden air into the attic. The same is true of gaps at the attic access.

To remedy the condition of excessive moisture laden airflow into the attic from the living spaces all unsealed gaps would need to be sealed with products like, caulk, spray foam and foam tape. Also, install exhaust fans in the two bathrooms and in the laundry.


Another factor, which may be contributing to the elevated levels of moisture in the attic, could be compromised functionality of the attic ventilation system (the two principle components of this system are (1) the holes in the "birdblock", some of which may be blocked by the loose fill insulation in the attic space and (2) the ridge vent). The ridge vent at the top of the attic provides a path for air to escape and this, combined with the holes in the "birdblock", creates the airflow that a healthy attic space needs in order to remain relatively moisture free. The functionality of the attic ventilation system will need to be restored in order to mitigate further elevated moisture levels that, in turn, provide a conducive condition for dry rot.

Plumbing and laundry


13)  Plastic tape at dryer vent in crawlspace. This tape is not intended to be used to connect ducting sections and it should be replaced with metal duct tape.

14)  Neither the clothes washer nor dryer were operated or evaluated. They are excluded from this inspection.

Fireplaces, woodstoves and chimneys

- 16)  Was not evaluated during the inspection. Paper stuffed in fire box.


Crawl space

17)  Standing water was found in one or more sections of the crawl space. Accumulated water is a conducive condition for wood destroying insects and organisms and should not be present in the crawl space. A qualified contractor who specializes in drainage issues may need to be employed in the future. Typical repairs for preventing water from accumulating in crawl spaces include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter crawl spaces, but if water must be controlled after it enters the crawl space, then typical repairs include installing trenches, drains and/or sump pump(s) in the crawl space.

Small amounts of water were present in the crawlspace at the time of inspection (see photos). Sediments on top of the vapor barrier, left behind by water, were observed at other locations in the crawlspace. At the time of inspection, the crawl had not been subjected to prolonged rain periods as it can be throughout the year(s). It would be necessary to observe the crawlspace during the course of a prolonged rain period to determine if flooding of the crawlspace is an issue. Suggest that the crawl be observed to see if further remedy is required and to speculate on what the remedy to the flooding might be. Asking the homeowners if they are aware of past flooding episodes is also a good idea.

18)  Vapor barrier displaced in some locations. Also, sediment staining on top of vapor barrier from previous exposure to water can be observed in the photos below.

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This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

How to Read this Report

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

	Safety	Potentially dangerous condition exists. Pursue recommended remedy!
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Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporhost.com/glossary.asp>

General information

Inspector's name: Brad Newell

Type of building: Single family

Time started: 9AM

Present during inspection: Realtor & Client

Occupied: Yes

Weather conditions: Clear

Temperature: Cool

Ground condition: Wet

Front of structure faces: South

Main entrance faces: South

Foundation type: Crawlspace

The following items are excluded from this inspection: Private sewage disposal system

Exterior

Footing material: Poured in place concrete

Foundation material: Poured in place concrete

Apparent wall structure: Wood frame

Wall covering: Wood panels

Driveway material: Poured in place concrete, Poured in place concrete aggregate

Sidewalk material: Poured in place concrete, Poured in place concrete aggregate



- 1)   A trip hazard exists at sidewalk due to cracks and settlement. It is likely that the elevated section could be picked up and then replaced after regrading the soils beneath it. Cost effective too!



Photo 1-1



- 2)   One or more outdoor electric receptacles appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all outdoor receptacles within six feet six inches of ground level have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.



Photo 2-1



- 3)   Soil is in contact with or less than six inches from siding and/or trim. This is a conducive condition for wood destroying insects and organisms. Also, the soil should be graded and/or removed as necessary so there are at least six inches of space between the siding and trim and the soil below.



Photo 3-1



Photo 3-2

4) This exterior door, to the garage, did not open and close freely due to the frame and door rubbing against each other. The condition may be attributed to past overflows at the downspout adjacent to the top of the door. The door jamb will likely need to be re-squared in order to alleviate this condition.



Photo 4-1 Exterior door to garage and flashed valley, clogged with tree debris, above downspout.



Photo 4-2



Photo 4-3 Door binds at top of jamb and does not close easily.



Photo 4-4

5) Items, such as firewood, and anything really, should not be stored in contact with siding as this is a conducive condition for pests such as insects and rodents.



Photo 5-1



Photo 5-2



Photo 5-3

6) Cracks in the driveway will continue to deteriorate further if not addressed, by removing broken areas and replacing with new concrete for example.



Photo 6-1

Roof

Roof inspection method: Traversed


Roof type: Cross gable

Roof covering: Asphalt or fiberglass composition shingles

Estimated age of roof: More than ten years

Gutter & downspout material: Aluminum

Roof ventilation: May be inadequate.

7)  Debris has accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the structure's exterior or make water accumulate around the foundation. Gutters should be cleaned now and as necessary in the future.

Tree debris has also collected in several of the roofs valleys in the flashing, which impedes their intended function and can result in rainwater backing up under roof covering.

It is important to keep tree debris from "damming" gutters and flashing!



Photo 7-1



Photo 7-2



Photo 7-3

Garage


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Photo 8-1

9) Stored items in the garage and throughout the house, prevented a complete evaluation of the home interior. Additionally, the circumstance exists where the inspector will have an opportunity to return for a thorough inspection of the home interior spaces after stored items are removed.



Photo 9-1



Photo 9-2



Photo 9-3

Attic

Inspection method: Traversed

Roof structure type: Trusses

Ceiling structure: Trusses

Insulation material: Fiberglass loose fill

Insulation depth: 6-8 inches

10) ⚠ Condensed water vapor is/has collected on the underside of the roof sheathing in the attic. This condition may be attributable to several factors. Additionally, this condition may have persisted for an undeterminable period in the past. Further evaluation of the condition will be required in order to determine how it may be remedied and to what extent, if any, the moisture has caused damage.

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Photo 10-1 Arrows indicate locations of observed condensed moisture. Also apparent is a patina of white fungal growth. This condition was observed in a wide ranging area above the attic access hatch.



Photo 10-2 White growth, such as that observed here, during the inspection, can be mitigated by removing the source of excessive moisture. Once the moisture is eliminated the microorganism can no longer grow.



Photo 10-3 Baffle, which holds back insulation from the heat of the light fixture, and gaps around fixture may be providing a path to the attic for warm moist air (there were five of these observed in the attic space).



Photo 10-4



Photo 10-5



Photo 10-6

Electric service

Primary service type: Underground

Primary service overload protection type: Circuit breakers

Service amperage (amps): 200

Service voltage (volts): 120/240

Location of main service switch: Top of main service panel(location W garage wall

Location of main disconnect: Breaker at top of main service panel

Service entrance conductor material: Aluminum

System ground: Ground rod(s) in soil, Rebar

Branch circuit wiring type: Non-metallic sheathed

Smoke detectors present: None observed and this observation is being held off, along with inspection of all interior spaces until such time as living space is no longer occupied and stored items are removed. Interior spaces not visible, due to home being occupied, will be evaluated at a later date and they are excluded from this inspection.

Water heater

Type: Tank

Energy source: Electricity

Capacity (in gallons): 50

Water temperature (degrees Fahrenheit): Above 120 (temperatures above 120 degrees are a risk for scalding)!

11)

12)

Heating and cooling

Primary heating system energy source: Electric

Primary heat system type: Forced air, Circulating pump

: The installed heating/cooling system, in heat mode during the inspection, was running for the duration of the the inspection. Learn more about this system by googling its model number: RXS18LVJU

Plumbing and laundry

Service pipe material: Not visible

Vent pipe material: Plastic

Drain pipe material: Plastic



- 13)  Plastic tape at dryer vent in crawlspace. This tape is not intended to be used to connect ducting sections and it should be replaced with metal duct tape.



Photo 13-1

- 14)  Neither the clothes washer nor dryer were operated or evaluated. They are excluded from this inspection.
-

- 15) Plumbing observed to be leaking from p-trap at NW end of crawlspace. Puddle formed beneath p-trap indicated that leak, while small (a drip every thirty seconds or so), was persistent. P-trap and puddle were in/beneath this run of plumbing. Suggest that repair be made by a plumber.



Photo 15-1 Leak in p-trap beneath this fixture.



Photo 15-2 Leaking p-trap.



Photo 15-3 Puddle left by leak.




Photo 15-4

Fireplaces, woodstoves and chimneys

Woodstove type: Metal insert

Chimney type: Metal

16)  Was not evaluated during the inspection. Paper stuffed in fire box.

Crawl space

Inspection method: Traversed


Insulation material underneath floor above: Fiberglass roll or batt

Pier or support post material: Wood

Beam material: Solid wood, Laminated wood

Floor structure above: Wood trusses, Not visible.

Vapor barrier present: Yes

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18)  Vapor barrier displaced in some locations. Also, sediment staining on top of vapor barrier from previous exposure to water can be observed in the photos below.



Photo 18-1



Photo 18-2



Photo 18-3 Standing water and sediment deposits.



Photo 18-4 The light/white coloring on top is sediment staining.



Photo 18-5



Photo 18-6



Photo 18-7



Photo 18-8



Photo 18-9



Photo X-1



Photo X-2



Photo X-3



Photo X-4



Photo X-5



Photo X-6



Photo X-7



Photo X-8



Photo X-9



Photo X-10



Photo X-11 Zinc strip at ridge vent to inhibit moss growth.



Photo X-12



Photo X-13



Photo X-14



Photo X-15 Driveway cracking.



Photo X-16



Photo X-17



Photo X-18 Grounding rod connected to electrical panel.



Photo X-19



Photo X-20 Cover off electrical panel.



Photo X-21 Model number of water heater.



Photo X-22



Photo X-23



Photo X-24



Photo X-25

The two concerns, relating to the attic and the crawlspace, by their nature are going to dictate that further evaluation is necessary in order to determine a course of action for correcting the issues. I look forward to hearing from you with questions as the evaluation and remedy processes play out.

I sincerely appreciate the opportunity you afforded me, to provide you with this inspection and report!