



# Inspection Report

8800 SW Garth  
Seattle WA

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**Client Name:**

Nancy Dixon

**Date:**

6/14/2010

**Company Information:**

Cardinal Home Inspection  
9216 Fourth Ave SW  
Seattle, WA 98106

**Inspector:**

Raj Hayden

**Report #:**

110214A

**WA State Licensed Home Inspector #:**

403

**WA State Pest License #:**

44091

**Weather Conditions:**

48 degrees and cloudy



## **Inspection Overview**

### **How to Read This Report**

**Chapters and Sections:** This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. Most sections will contain some descriptive information done in black font. Observation narrative, done in colored font, will be included if a system or component is found to be significantly deficient in some way. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there will often be no narrative observation comments in that section.

**Observation Labels:** All narrative observations are colored, numbered and labeled to help you find, refer back to, and understand the severity of the observation. Observation colors and labels used in this report are:

- 1. Major Concern:** Repair items that may cost significant money to correct now or in the near future, or items that require immediate attention to prevent additional damage or eliminate safety hazards.
- 2. Repair:** Repair and maintenance items noted during inspection.
- 3. Improve:** Observations that are not necessarily defects, but which could be improved for safety, efficiency, or reliability reasons.
- 4. Monitor:** Items that should be watched to see if correction may be needed in the future.
- 5. Due Diligence:** Observation such as a buried oil tank that may require further investigation
- 6. Future Project:** A repair that may be deferred for some time but should be on the radar for repair or replacement in the near future.
- 7. Efficiency:** Denotes observations that are needed to make the home more energy efficient as well as to bring the home up to modern insulation standards. This category typically includes windows and insulation. Other items, such as lighting and appliances, are not inspected for their energy status.
- 8. WDO:** Denotes the presence of wood destroying organisms or conditions conducive to wood destroying organisms. This includes, but is not limited to, inadequate clearances, earth/wood contact, cellulose debris, inadequate ventilation, and excessive moisture. Please note that most WDO observations are related to high moisture conditions that could be conducive to mold-like substances. Cardinal Home Inspection is not a mold specialist and recommends consulting with an industrial hygienist or other mold remediation expert if concerned about mold. All observations with WDO are relevant to a Washington State pest inspection.
- 9. NOTE:** Refers to aside information and /or any comments elaborating on descriptions of systems in the home.

**Further Evaluation:** Whenever further evaluation of a system or component is recommended or whenever Due Diligence is recommended, this further evaluation or investigation should be done before closing as there is a chance of hidden costs or problems associated with the system or component in question.

**Drawing Chapter:** The Drawing Chapter provides a space at the back of the report for crawl space and other drawings. These are used to indicate locations of active or conducive pest conditions or other difficult to find problem areas.

**Summary Page:** The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary page may not include every observation.

## Summary Page

### Major Concerns

- Parts of the foundation footing system are undermined and require improved support so that the foundation has adequate bearing onto un-compacted soils. Also, the soil has been dug away from the south foundation wall and a retaining wall needs to be engineered to support the soil next to the wall. Hire a structural engineer or licensed general contractor familiar with foundation repair to further evaluate this condition and repair as needed.
- This furnace was not installed according to manufacturer's installation instructions. The venting has too long of a horizontal run and does not slope upward at 1/4 inch per foot. The gas line lacks a drip leg. The furnace is not properly supported. The vent line comes into direct contact with the ducting. The vent is not supported properly outside for the top ten feet. Replace the furnace with a direct vent furnace installed by a licensed heating contractor.
- The windows are a hodge podge of poor installation practices and are vulnerable to leakage into the house and walls. At least one south face second floor window shows evidence of active leakage. Contact a licensed general contractor for further evaluation. Expect extensive repairs to make the building envelope water tight.
- The roofing membrane does not wrap around the cap and the cap flashing is poorly installed, making the exterior walls vulnerable to leakage. The scupper holes are poorly executed. Contact a licensed roofing contractor for repairs.
- The house has a serious building envelope failure due to poor installation technique at the roof, windows, deck and siding. Water appears to be leaking down on the back side of the siding in multiple areas and was not installed with consistent or proper reveal. Contact a building envelope specialist for a complete analysis of the leakage issues. There is likely hidden damage in the walls including mold.
- The decks have ponding along the rail edge because they do not slope fully to drain. This raises the likelihood of leakage under the deck. There is evidence that the lower deck is leaking to the lid of the front porch. The deck drain lacks proper support.

### Repairs

- Wood and construction debris was noted in the crawl space. This can encourage pest and rot conditions in the home. Removal of all cellulose debris from the crawl space is recommended to eliminate conducive pest conditions.
- The crawl space access hatch does not look rodent proof. Rebuilding is recommended to eliminate a rodent entry point.
- The current vapor barrier is inadequate and rodent-damaged. Replace vapor barrier. Use 6 mil black plastic to cover all exposed earth.
- The screens for the crawl space vents are inadequate to prevent rodent entry. Use quarter inch wire mesh screen and be sure all openings are well sealed to prevent rodent entry.
- A dead rodent was noted inside the home under the kitchen sink. This indicates rodents have been entering the living space of the home. Hire a rodent control specialist to further evaluate the property. Seal all openings to the home and set and monitor traps. Once all rodents have been trapped, clean feces and debris as needed.

- Extensive rodent contamination and damage was noted in the crawl space. Hire a rodent control specialist to do a rodent report. Repairs should include sealing all openings, setting and monitoring traps and remediating all contamination.
- The panel has been recessed into the wall and could not be removed without damaging the wall. Have the panel removed and inspect.
- A wiring cleanup is needed in the crawl space for improper wiring practices including lack of adequate support, improperly terminated wiring and open junction boxes.
- The second floor family bath outlet does not reset. The front outside outlet is not operating.
- Secure the loose deck fixture.
- Modern standards recommend smoke detectors in all bedrooms, in all hallways outside bedrooms and at least one on each floor of the building. Some smoke detectors are missing, and other batteries are missing.
- The furnace filter access lacks a cover. This is an unsafe condition will draw crawl space air into the ducting system and significantly lower the efficiency of the heating system. Hire a qualified HVAC contractor to further evaluate and install a cover on the filter access.
- The heating ductwork is dirty and needs to be cleaned to improve indoor air quality and efficiency of the heating system. Hire a duct cleaning specialist to clean and repair the ductwork.
- The wall heater in the top south bedroom has the thermostat directly above it, which will cause the thermostat to shut off too soon. Move the thermostat. The heater in the top north bedroom is behind a door which is not allowable. Move the heater.
- The water heater is not properly vented. This type of water heater needs to be vented above the roofline. Replace the furnace with a direct vent appliance.
- The top floor toilet is not attached to the floor. Contact a licensed plumber to mount the toilet.
- The top floor bath shower head is leaky and requires tightening or re-setting to prevent wasting water. Also, the tub spicket is loose.
- The threshold is missing at the top floor bath flooring.
- An air gap is recommended to protect the dishwasher from accidental contamination if the sewer line were to back up. This drain line is installed behind the trap which will allow sewer gas into the house. Hire a licensed plumber to install an air gap.
- The gas range did not ignite. Gas may be turned off at the appliance. Further evaluation is needed.
- Active water damage was noted in the master bath closet. This requires immediate repair to stop the moisture, dry out the building materials to eliminate molds, and repair any damage. Hire a water remediation specialist to further evaluate this condition and repair as needed. Please note that all building materials should be dried within 36 hours to reduce the chances of mold growth.
- A graspable handrail is needed for the stairs for safety. All hand rails should extend the length of the stairs and have returns that terminate into the wall. Hire a qualified general contractor to further evaluate and repair.
- A lost seal was noted in the glazing in the back stairwell window. This has resulted in fogging between the panes of glass that can not be cleaned without glazing repair or replacement. Hire a glazing specialist to further evaluate and repair or replace all glazing with lost seals.

- The scupper drains are improvised wood boxes filled with tar. This is not a durable design. Metal boxes are made for this purpose. The scupper on the back of the house is balling off, and is not properly connected to the building. Contact a licensed roofing contractor for repairs.
- The sliding glass door on the top floor is poorly installed. The wood beneath the door on the inside shows a high moisture reading indicating active leakage.
- Inadequate flashings were noted for the horizontal trim above the windows as well as band boards. This can lead to hidden water entry and damage, especially to those windows that are most exposed to the weather. Hire a licensed general contractor to further evaluate and repair.
- The front porch requires guardrails for all areas over 30 inches off the ground. The deck drains terminating on the porch will lead to rot in the framing in that area.
- Typical cracks were noted in driveway flatwork. This is a cosmetic defect. No immediate repair appears necessary, though water will continue to deteriorate the surface until the driveway is repaired or replaced.
- The exterior stairs are missing a handrail for safety. Have a qualified contractor build suitable railings to reduce the potential for falls.
- Localized areas of rot and loose and damaged fencing were noted. This is characteristic of older fencing. Updating the fence is recommended to repair the fence and eliminate conducive pest conditions.
- The second floor family bath loose toilet needs to be reset and the wax ring and flange should be replaced to prevent hidden plumbing leaks. This is a simple job unless the bolts that fasten the toilet also require repair. Sometimes, loose toilets can even be shimmed for a tight and proper seal by qualified plumbers. Hire a licensed plumber to further evaluate and repair.
- No access has been provided for the pump to the jetted tub. Access is required to inspect, service and repair this pump. The jets are not working and access will be needed to repair. Also, the tub spicket is not attached to the wall and the drain stopper is missing. Install proper access and otherwise repair.

### **Due Diligence Items**

- No evidence of an old or abandoned oil tank was found during inspection. However, this home is of an age where it was likely heated using heating oil at one time. Inquire with the seller to see if an old oil tank has been removed or decommissioned. If there is no knowledge, it is recommended that a tank locator service be hired to further evaluate the property to be sure no hidden liability exists. More information regarding buried oil tanks can be found by calling PLIA @ 800-822-3905.
- Due to the age and location of the home, a sewer scope is recommended to further evaluate the sewer line.

### **Future Projects**

- The main water pipe from the street to the home appears to be done with galvanized steel pipe. This will need to be updated at some point in the future. Evaluation of this pipe is beyond the scope of this inspection as the pipe is not visible.

- Budget to replace the remaining steel supply pipe at some point in the near term and definitely during any remodel work to kitchens, laundry or bathrooms. The average life of this pipe can vary widely, but tends to be between 40-60 years. As this pipe gets old and corrodes, the insides of the pipe fill with rust, causing restrictions in the pipe. This can be tolerated for some time, but eventually the functional flow becomes so diminished that pipe replacement is necessary. At the time of inspection, functional flow was adequate and no active leaks were found. This condition could change or worsen at any time.

### **Notes**

- See all observations in the base of the report that begin with WDO for more information on wood destroying organisms. All observations with WDO a part of a Washington State Pest Inspection.
- This home has no eaves. Keeping gutters clean and draining well and not leaking is especially important in a home like this as gutter leaks can run down the siding and cause severe water damage.

**Please contact me directly with questions about this report.  
My cell phone is 206-841-3204. Thank you.**

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## INSPECTION AGREEMENT

**Name of Client(s):** Mark Burchardt

**Address of Inspected Property:** 8208 39th Avenue SW, Seattle WA 98136

**Report Number:** 110214A

1. SCOPE OF INSPECTION. Client requests, and Cardinal Home Inspection agrees that it shall conduct a thorough but limited inspection, using visual non-invasive observations, simple tools, and normal homeowner operational controls, to assess the condition of the above-described Property at the time of the inspection and shall provide a comprehensive written report of the apparent deficiencies. The inspection will include:

- the roof
- foundation
- exterior
- heating and cooling systems
- structure
- plumbing and electrical systems
- fire and safety hazards
- Complete Wood Destroying Organism (WDO) Inspection

The purpose of this inspection and subsequent report is to identify and disclose to Client those areas of the readily accessible and installed structure, systems, and components inspected, which, in the opinion of the inspector, are significantly deficient, unsafe, or near the end of useful service life. A home inspection is not exhaustive and does not identify all concealed or latent defects. The scope of the inspection is limited to the items listed within the pages of the report.

2. APPLICABLE STANDARDS. The inspection will be performed in accordance with the current Washington State Home Inspector Standards of Practice (SOP), and also to the extent possible, the Standards of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI).

3. CONDOMINIUM. If the type property described above is a condominium, The Client understands the scope of the inspection will be:

- Just the unit interior
- The entire building to the extent Cardinal has access

4. OUTSIDE SCOPE OF INSPECTION - NOT INCLUDED. Unless client specifically requests and Cardinal Home Inspection agrees, this inspection does not include and/or address, whether concealed or not, the following: community association common elements and areas; detached outbuildings; pool, hot tub, and spa systems; pool, tub, and spa bodies and underground piping; building code or zoning ordinance violations; geological stability or soils condition; structural stability or engineering analysis; asbestos, mold, radon, formaldehyde, lead, water, soil, air quality or environmental issues; electromagnetic radiation or any environmental hazards; building value appraisal or cost estimates; specific components noted as being excluded; private water and sewage systems; yard/lawn sprinkler systems; saunas, steam baths and their fixtures and equipment; radio-controlled devices, automatic gates,

elevators, lifts, dumbwaiters; thermostatic and time clock controls, security alarm systems; water softener/purifier systems and solar heating systems; furnace heat exchanges, freestanding appliances; adequacy or efficiency of systems and components; prediction of life expectancy of any item; and personal property. Client is urged to consult a specialist for information and/or testing of the above.

5. **LIMITATION ON EXPERTISE.** The inspection and report is not technically exhaustive, nor is it a code compliance or engineering study. The inspector is a generalist and is not acting in any other capacity. Inspectors at Cardinal Home Inspection do not hold themselves out as expert in any field, trade, or craft.

6. **LIMITATION ON TIME.** This inspection is a limited visual inspection of the Property at a specific point in time. The report describes the observations at the time of the inspection only.

7. **USE BY OTHERS.** The inspection and resulting report are for the Client's sole use and benefit. While the client is authorized to share the inspection report with a third party, Cardinal Home Inspection is responsible only to the Client.

8. **LIMITATIONS ON LIABILITY.** Unless otherwise prescribed by Washington State Law, neither Cardinal Home Inspection nor its inspectors shall be held responsible or liable for any repairs to, or replacements for, any item, structure, system, or component at the Property that has failed its intended purpose, except where there is a direct cause and effect from the inspector's action. Cardinal Home Inspection's liability for mistakes or omissions in its inspection is limited three (3) times the fee paid for the inspection and report. The liability of Cardinal Home Inspection principals, agents, and employees is also limited to three (3) times the fee paid. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of mistakes or omissions in the inspection and report. This limitation on liability is binding on Client and Client's spouse, heirs, principals, assigns, and anyone who may otherwise claim through Client. Client assumes the risk of all losses greater than three (3) times the fee paid for the inspection.

9. **ATTORNEY FEES.** The prevailing party in any dispute arising out of this agreement, this inspection, or report shall be awarded all attorney's fees, arbitrator's fees, and any other associated costs.

10. **SEVERABILITY.** Client and Cardinal Home Inspection agree that, should a court of competent jurisdiction find that any portion of this agreement is void, or unenforceable, the remaining provisions and portions shall remain in full force and effect.

By signing below, Client acknowledges, understands, and agrees to the scope and limitations of the inspections and reports identified above, and accepts all the terms and conditions of this agreement.

**TOTAL INSPECTION FEE:** \$ 455

**THE CLIENT HAS READ THE AGREEMENT AND CLEARLY UNDERSTANDS ALL THE TERMS, CONDITIONS AND LIMITATIONS OF THE AGREEMENT. THE CLIENT CONSENTS TO BE LEGALLY BOUND BY THE AGREEMENT AND PAY THE FEE LISTED ABOVE.**

**Client:** 

**Date:** 4/12/2011

**Client:** \_\_\_\_\_

**Date:** 4/12/2011

**Inspector:** \_\_\_\_\_

**Date:** 4/12/2011

A handwritten signature in red ink, appearing to read "Hand", is written over the horizontal line for the Inspector field.

## Structure and Basement

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### Foundation

**% of Foundation Not Visible:** 0%  
**Evidence of Seismic Protection:** Present  
**Building Configuration:** Crawl Space  
**Foundation Description:** Poured Concrete

**1. Major Concern :->** Parts of the foundation footing system are undermined and require improved support so that the foundation has adequate bearing onto un-compacted soils. Also, the soil has been dug away from the south foundation wall and a retaining wall needs to be engineered to support the soil next to the wall. Hire a structural engineer or licensed general contractor familiar with foundation repair to further evaluate this condition and repair as needed.



### Floor, Wall and Ceiling Framing

**Wall Framing:** Not Visible  
**Wall Insulation:** Not Visible  
**Wall Sheathing:** Not Visible  
**Floor Framing:** 2x10  
**Sub-Floor Material:** Shiplap  
**Ceiling Framing:** Not Visible

### Basement General

None

### Basement Floor and Ceiling

Not Applicable

### Basement Moisture

Not Applicable

### Sump Pumps and Drains

**Floor Drain:** Not Applicable  
**Sump Pumps:** Not Applicable

This report is prepared exclusively for Nancy Dixon  
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## Wood Destroying Organisms

**Visible Evidence of Active Wood Destroying Insects:** None Noted

**Visible Evidence of Active Wood Decay and Fungi:** None Noted

**Visible Evidence of Damage from Wood Destroying Organisms:** None Noted

**Visible Evidence of Conditions Conducive to Wood Destroying Organisms:**  
Present

**2. Note** :-> See all observations in the base of the report that begin with WDO for more information on wood destroying organisms. All observations with WDO a part of a Washington State Pest Inspection.

**3. Repair** :-> Wood and construction debris was noted in the crawl space. This can encourage pest and rot conditions in the home. Removal of all cellulose debris from the crawl space is recommended to eliminate conducive pest conditions.



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## Crawl Space

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### Crawl Space Access

**Method of Inspection:** Crawled

**4. Repair :->** The crawl space access hatch does not look rodent proof. Rebuilding is recommended to eliminate a rodent entry point.



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### Vapor Barrier

**Vapor Barrier Material:** Plastic

**5. Repair :->** The current vapor barrier is inadequate and rodent-damaged. Replace vapor barrier. Use 6 mil black plastic to cover all exposed earth.

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### Crawl Space Ventilation

**Ventilation Method:** Exterior wall vents

**6. Repair :->** The screens for the crawl space vents are inadequate to prevent rodent entry. Use quarter inch wire mesh screen and be sure all openings are well sealed to prevent rodent entry.

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### Posts and Footings

Standard

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### Insulation

**Insulation Type:** Fiberglass  
**Approximate R-Value:** R-19

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### Moisture Conditions

None noted

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**Rodents**

Present

**7. Repair :->** A dead rodent was noted inside the home under the kitchen sink. This indicates rodents have been entering the living space of the home. Hire a rodent control specialist to further evaluate the property. Seal all openings to the home and set and monitor traps. Once all rodents have been trapped, clean feces and debris as needed.

**8. Repair :->** Extensive rodent contamination and damage was noted in the crawl space. Hire a rodent control specialist to do a rodent report. Repairs should include sealing all openings, setting and monitoring traps and remediating all contamination.

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## Electrical

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### Service Equipment

Volts: 120/240

**Meter Base Amperage:** 200  
**Service Entrance (SE) conductor Size:** No access  
**Main Panel Amperage:** 200 amps  
**Main Electric Panel Location::** First floor southwest area

**9. Repair ->** The panel has been recessed into the wall and could not be removed without damaging the wall. Have the panel removed and inspect.

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### Sub-Panel / 2nd Service

None Noted

### Branch Wiring

**Wire Material:** Copper  
**Wiring Method:** Non-metallic sheathed cable

**10. Repair ->** A wiring cleanup is needed in the crawl space for improper wiring practices including lack of adequate support, improperly terminated wiring and open junction boxes.

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### Receptacles and Fixtures

**Inspection Method:** Random Testing  
**Outlets:** Three wire outlets

**11. Repair ->** The second floor family bath outlet does not reset. The front outside outlet is not operating.

**12. Repair ->** Secure the loose deck fixture.



### Smoke Detectors

Present

**13. Repair ->** Modern standards recommend smoke detectors in all bedrooms, in all hallways outside bedrooms and at least one on each floor of the building. Some smoke detectors are missing, and other batteries are missing.



# Heating

## Heating System

**Energy Source:** Natural gas

**Heating Method:** Forced air furnace

**Manufacturer:** Payne

**Capacity:** 63,000 btu

**Age:** 11 years

**Last Service Record:** None

**Filtration System:** Disposable

**14. Major Concern :->** This furnace was not installed according to manufacturer's installation instructions. The venting has too long of a horizontal run and does not slope upward at 1/4 inch per foot. The gas line lacks a drip leg. The furnace is not properly supported. The vent line comes into direct contact with the ducting. The vent is not supported properly outside for the top ten feet. Replace the furnace with a direct vent furnace installed by a licensed heating contractor.





**15. Repair :->** The furnace filter access lacks a cover. This is an unsafe condition will draw crawl space air into the ducting system and significantly lower the efficiency of the heating system. Hire a qualified HVAC contractor to further evaluate and install a cover on the filter access.



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## Heating Distribution System

**Heat Source in Each Room:** Present

**Distribution Method:** Ductwork

**16. Repair :->** The heating ductwork is dirty and needs to be cleaned to improve indoor air quality and efficiency of the heating system. Hire a duct cleaning specialist to clean and repair the ductwork.

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## Additional Heat Sources

Present

**Description:** Wall mounted forced air heaters

**17. Repair :->** The wall heater in the top south bedroom has the thermostat directly above it, which will cause the thermostat to shut off too soon. Move the thermostat. The heater in the top north bedroom is behind a door which is not allowable. Move the heater.



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## **Cooling/ Fuel Storage/ Gas Distribution**

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### **Cooling/Heat Pumps**

None Noted

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### **Oil Storage**

None noted

**18. Due Diligence Item** :-> No evidence of an old or abandoned oil tank was found during inspection. However, this home is of an age where it was likely heated using heating oil at one time. Inquire with the seller to see if an old oil tank has been removed or decommissioned. If there is no knowledge, it is recommended that a tank locator service be hired to further evaluate the property to be sure no hidden liability exists. More information regarding buried oil tanks can be found by calling PLIA @ 800-822-3905.

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### **Propane Storage**

None Noted

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### **Gas Meter and Gas Plumbing**

Present

**Gas Shutoff Location:** Side of structure

**Gas Pipe Materials:** Steel and flex pipe

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# Plumbing

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## Water Service Supply

**Pipe Material:** Galvanized

**Well or Public Supply:** Public

**Pressure Reducing Valve:** None noted

**Main Water Shut-off Location:** Front of crawl space

**19. Future Project :->** The main water pipe from the street to the home appears to be done with galvanized steel pipe. This will need to be updated at some point in the future. Evaluation of this pipe is beyond the scope of this inspection as the pipe is not visible.

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## Distribution Pipe

**Circulation Pump:** None Noted

**Supply Pipe Materials:** Galvanized steel, Copper

**Functional Flow:** Average

**20. Future Project :->** Budget to replace the remaining steel supply pipe at some point in the near term and definitely during any remodel work to kitchens, laundry or bathrooms. The average life of this pipe can vary widely, but tends to be between 40-60 years. As this pipe gets old and corrodes, the insides of the pipe fill with rust, causing restrictions in the pipe. This can be tolerated for some time, but eventually the functional flow becomes so diminished that pipe replacement is necessary. At the time of inspection, functional flow was adequate and no active leaks were found. This condition could change or worsen at any time.

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## Waste Pipe and Discharge

**Discharge Type:** Public Sewer

**Waste and Vent Pipe Materials:** ABS Plastic

**21. Due Diligence Item :->** Due to the age and location of the home, a sewer scope is recommended to further evaluate the sewer line.

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## Hot Water Heater

**System Type:** Tank

**Manufacturer:** Rheem

**Size:** 40 gal

**Age:** 11 years

**Energy Source:** Gas

**22. Repair :->** The water heater is not properly vented. This type of water heater needs to be vented above the roofline. Replace the furnace with a direct vent appliance.



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**Exterior Hose Bibs**

Operating

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## **Additional Plumbing**

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**Additional Water Heater**

None Noted

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**Additional Sinks**

None Noted

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**Sewage Ejector Pumps**

None Noted

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**Washer**

Tested

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**Dryer**

Tested

**Power Source:** Electric  
**Duct to Exterior:** Ducted

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**Additional Plumbing**

None Noted

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## Top Floor Bathroom

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### Sinks and Cabinets

Tested

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### Toilet

Tested

**23. Repair** :-> The top floor toilet is not attached to the floor. Contact a licensed plumber to mount the toilet.

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### Bathtub / Shower

Tested

**24. Repair** :-> The top floor bath shower head is leaky and requires tightening or re-setting to prevent wasting water. Also, the tub spicket is loose.

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### Bathroom Ventilation

Type: Bath fan

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### General Bath Condition

Standard

**25. Repair** :-> The threshold is missing at the top floor bath flooring.

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## Master Bathroom

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### Sinks and Cabinets

Tested

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### Toilet

Tested

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### Bathtub / Shower

Tested

**26. Repair** :-> No access has been provided for the pump to the jetted tub. Access is required to inspect, service and repair this pump. The jets are not working and access will be needed to repair. Also, the tub spicket is not attached to the wall and the drain stopper is missing. Install proper access and otherwise repair.



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### Bathroom Ventilation

Type: Bath fan

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### General Bath Condition

Standard

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## Second floor south Bathroom

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### Sinks and Cabinets

Tested

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### Toilet

Tested

**27. Repair** :-> The second floor family bath loose toilet needs to be reset and the wax ring and flange should be replaced to prevent hidden plumbing leaks. This is a simple job unless the bolts that fasten the toilet also require repair. Sometimes, loose toilets can even be shimmed for a tight and proper seal by qualified plumbers. Hire a licensed plumber to further evaluate and repair.

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### Bathtub / Shower

Tested

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### Bathroom Ventilation

Type: Bath fan

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### General Bath Condition

Standard

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## First Floor Bathroom

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**Sinks and Cabinets**

Tested

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**Toilet**

Tested

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**Bathtub / Shower**

Tested

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**Bathroom Ventilation**

Type: Bath fan

---

**General Bath Condition**

Standard

---

---

## Kitchen

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### Sinks and Faucets

Tested

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### Cabinets and Countertops

**Countertop Material:** Granite**Cabinet Material:** Wood

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### Ventilation Method

none noted

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### Appliances

**Refrigerator:** Operating**Dishwasher:** Operated**Dishwasher Air Gap:** None noted**Range/ Oven /Cook-tops:** Gas**Disposer:** None noted

**28. Repair :->** An air gap is recommended to protect the dishwasher from accidental contamination if the sewer line were to back up. This drain line is installed behind the trap which will allow sewer gas into the house. Hire a licensed plumber to install an air gap.

**29. Repair :->** The gas range did not ignite. Gas may be turned off at the appliance. Further evaluation is needed.

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### General Kitchen Condition

Standard

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## Interior/Fireplaces

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### Floors

**Floor Materials:** Bamboo, Carpet

**Floor Settlement:** None noted

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### Walls, Ceilings and Closets

**Wall and Ceiling Materials:** Drywall

**30. Repair, WDO** => Active water damage was noted in the master bath closet. This requires immediate repair to stop the moisture, dry out the building materials to eliminate molds, and repair any damage. Hire a water remediation specialist to further evaluate this condition and repair as needed. Please note that all building materials should be dried within 36 hours to reduce the chances of mold growth.

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### Stairs and Railings

Non-standard

**31. Repair** => A graspable handrail is needed for the stairs for safety. All hand rails should extend the length of the stairs and have returns that terminate into the wall. Hire a qualified general contractor to further evaluate and repair.



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### Interior Doors

Hollow Core

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### Windows

**Window Glazing:** Double pane

**Interior Window Frame:** Vinyl

**Window Styles:** Sliding, Fixed Pane

**32. Major Concern** => The windows are a hodge podge of poor installation practices and are vulnerable to leakage into the house and walls. At least one south face second floor window shows evidence of active leakage. Contact a licensed general contractor for further evaluation. Expect extensive repairs to make the building envelope water tight.



**33. Repair** -> A lost seal was noted in the glazing in the back stairwell window. This has resulted in fogging between the panes of glass that can not be cleaned without glazing repair or replacement. Hire a glazing specialist to further evaluate and repair or replace all glazing with lost seals.

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**Gas Fireplaces**

None noted

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**Solid Fuel Fireplaces**

None Noted

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## Roof/Attic

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### Roof Materials

**Method of Roof Inspection:** Walked on roof

**Roof Style:** Flat

**Roof Materials:** Torch-down

**Approximate Age of Roof:** 1-5 years

**34. Major Concern :->** The roofing membrane does not wrap around the cap and the cap flashing is poorly installed, making the exterior walls vulnerable to leakage. The scupper holes are poorly executed. Contact a licensed roofing contractor for repairs.



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### Skylights

None noted

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### Gutters and Downspouts

Internal scupper drains

**35. Repair :->** The scupper drains are improvised wood boxes filled with tar. This is not a durable design. Metal boxes are made for this purpose. The scupper on the back of the house is balling off, and is not properly connected to the building. Contact a licensed roofing contractor for repairs.



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**Attic Access**

No access. Vaulted ceiling

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**Attic Rodent Activity**

No access to inspect

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**Roof Framing and Sheathing**

**Rafters:** Not visible  
**Sheathing:** Not visible

## Exterior/Garage

### Siding and Trim

**Trim Material:** Wood

**Siding Material:** Fiber-cement

**36. Major Concern, WDO :->** The house has a serious building envelope failure due to poor installation technique at the roof, windows, deck and siding. Water appears to be leaking down on the back side of the siding in multiple areas and was not installed with consistent or proper reveal. Contact a building envelope specialist for a complete analysis of the leakage issues. There is likely hidden damage in the walls including mold.



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**Eaves**

None

**37. Note :->** This home has no eaves. Keeping gutters clean and draining well and not leaking is especially important in a home like this as gutter leaks can run down the siding and cause severe water damage.

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**Exterior Doors**

Glass panel doors

**38. Repair :->** The sliding glass door on the top floor is poorly installed. The wood beneath the door on the inside shows a high moisture reading indicating active leakage.



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**Exterior Window Frames**

Vinyl

**39. Repair :->** Inadequate flashings were noted for the horizontal trim above the windows as well as band boards. This can lead to hidden water entry and damage, especially to those windows that are most exposed to the weather. Hire a licensed general contractor to further evaluate and repair.



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**Decks**

Present

**Deck Structure:** Not visible

**Deck Ledger Board:** Not visible

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**Guardrail:** Standard

**Decking Material:** Elastomeric over plywood

**40. Major Concern, WDO** :-> The decks have ponding along the rail edge because they do not slope fully to drain. This raises the likelihood of leakage under the deck. There is evidence that the lower deck is leaking to the lid of the front porch. The deck drain lacks proper support.



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## Porches

Present

**41. Repair** :-> The front porch requires guardrails for all areas over 30 inches off the ground. The deck drains terminating on the porch will lead to rot in the framing in that area.



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**Chimneys**

None noted

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**Garage**

None Noted

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## Grounds

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### Drainage and Lot Location

**Clearance to Grade:** Standard  
**Downspout Discharge:** Above and below grade  
**Lot Description:** Moderate slope

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### Driveways/Walkways/Flatwork

**Driveway:** Concrete  
**Patios:** Pavers

**42. Repair ->** Typical cracks were noted in driveway flatwork. This is a cosmetic defect. No immediate repair appears necessary, though water will continue to deteriorate the surface until the driveway is repaired or replaced.




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### Window and Stairwells

Present

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### Grounds, Trees and Vegetation

**Trees/Vegetation Too Near House:** No

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### Retaining Walls

Present, Block

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### Exterior Stairs

Non-standard

**43. Repair ->** The exterior stairs are missing a handrail for safety. Have a qualified contractor build suitable railings to reduce the potential for falls.

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### Fences

Present

**44. Repair, WDO** :-> Localized areas of rot and loose and damaged fencing were noted. This is characteristic of older fencing. Updating the fence is recommended to repair the fence and eliminate conducive pest conditions.



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**Carport, Outbuildings and Other**

Not included

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# Receipt

REPORT NO: 110214A  
 INSPECTION DATE: 6/14/2010

PROPERTIES INSPECTED FOR: Nancy Dixon  
 8800 SW Garth, Seattle WA

Qty	Description	Amount
1	Single Family Inspection with digital narrative report	\$ xxx

Total Paid \$ xxx

**Thank you for your business**

Cardinal Home Inspection  
 C/O Raj Hayden  
 9216 Fourth Ave SW  
 Seattle, WA 98106