



# Inspection Report

3230 263rd St NW  
Stanwood, WA

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**Client Name:**

Nathaniel and Cynthia Wilkerson

**Date:**

2/1/2012

**Company Information:**

Orca Inspection Services  
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Bainbridge Island, WA 98110  
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**Inspector:**

Dylan Chalk

**Report #:**

A0201123034

**WA State Pest License #:**

65540

**WA State Licensed Home Inspector #:**

365



## **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. Orca Inspection Services 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.

**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

- **Structure and Basement:** Multiple red flags were noted in the post and footing system for the floor frame beams in the crawl space. I noted a hairline crack in the closet, SE bedroom to indicate some settlement and it could be related to this floor framing system. In the crawl space, positive connections are incomplete especially at the glue lams and posts for these beams. The post on the east side near the crawl space access is getting wet and has marginal bearing - this post should be done in pressure treated lumber and have an adequate footing. One footing roughly below the living room has inadequate bearing soils below - the cone of compression has been disturbed and this is vulnerable to settlement. I also noted multiple bolts that have not been adequately bolted down at the mud sills. Hire a qualified framing contractor to further evaluate and repair floor framing in the crawl space to insure reliable performance and adequate seismic protection.

### Repairs

- **Structure and Basement:** Wood and cellulose 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 conditions conducive to wood destroying organisms. This should include all wood as well as the old cardboard form material around the floor frame posts.
- **Crawl Space:** Implement repairs as needed to the crawl space access hatch to insure this hatch is water proof - water is currently leaking into the crawl space and damaging the post adjacent to this opening in the foundation.
- **Crawl Space:** The plastic vapor barrier in the crawl space is incomplete at the SE corner. Use 6 mil black plastic to cover all exposed earth. This helps to reduce humidity and eliminate conducive pest conditions in the crawl space.
- **Crawl Space:** One of the posts in the crawl space appears to have inadequate bearing - see below the living room where soils slope. As a general rule, the cone of compression should not be disturbed below a footing. This is a 45 degree angle out from the footing where soils should not be disturbed. This is to insure proper bearing soils remain below the footing. have this further evaluated and repaired by a qualified general contractor.
- **Crawl Space:** Moderate rodent damage was noted in the crawl space - see rodent feces and mild damage to insulation. Hire a rodent control specialist to do a rodent report and implement a plan to eliminate all rodent entry points, set and monitor traps and remediate all contamination. Please note I also found a few feces below the jetted tub in the master bath.
- **Electrical:** Repair the broken cover to the central vac system in the hallway near the family bath.
- **Heating:** Annual servicing of the heating and cooling system is recommended for safe and reliable operation. Records indicate that this heating and cooling system has not been serviced in the last year. The system was tested during inspection and appeared to be operational. No red flags were noted. System was tested in heating mode with heat pump on. Air filter was dirty and needs to be replaced. Hire a licensed heating contractor to service and further evaluate this system.

- **Plumbing:** This home's sewage appears to employ a private septic system. Please note that an evaluation of this system is beyond the scope of this inspection. I recommend having this system further evaluated by a septic specialist. I did note when walking the yard that several of the caps for the drain field appear to be damaged and the cover on the east side is damaged and unsecure. Implement repairs to this system system as recommended by a specialist.
- **Plumbing:** The dryer duct is dirty and needs to be cleaned for improved safety. This is important to eliminate a potential fire hazard.
- **Plumbing:** The gas fireplace on the back deck appears to be in poor condition: pipe leading to the fireplace is corroded, tile around the fireplace is cracked and the materials are saturated below. If you wish to use this I recommend checking clearance to combustible information from the manufacturer: the eaves for the house are directly above this fireplace. Given the visible condition of this appliance I would consider removal. Please note I did not light the appliance as lighting gas appliances by hand is beyond the scope of this inspection. I did find a gas shutoff outside at the appliance.
- **Master Bathroom:** The tile and grout in this master bathroom shower surround should be cleaned and sealed with grout sealer to prevent water damage to the tile. This is important regular maintenance to insure long and reliable service life from your tile installation.
- **Interior/Fireplaces:** The carpets are dirty and stained and need to be cleaned. Please note some of the stains may not be able to be removed.
- **Interior/Fireplaces:** Secure the loose newel post at the base of the stairs.
- **Interior/Fireplaces:** Repair the broken door handle to the family bath - main floor.
- **Interior/Fireplaces:** The gas log fireplace in the office had a NG sticker inside indicating it is rated for natural gas and not LP - propane. Have this fireplace serviced and repaired and / or properly labeled as needed to insure the proper burner is installed and it is correctly labeled for propane use.
- **Roof/Attic:** The roofing material on this home appears to be a 6 year old dimensional or architectural grade shingle. These are often rated as 25 or 30 years roofs. In practice I find these last closer to 15-20 years depending on the steepness of the roof and the amount of exposure and quality of the fastening. The installation appears neat and professional but a few repairs are needed: all exposed fasteners should be re-sealed and the Kingsman chimney flue seal should be checked: this pipe is not sleeved in a weather proof fashion and could pose leak problems. Also, implement a moss treatment on north face. Hire a licensed roofing contractor to further evaluate and make tune-up repairs and inquire with the seller about any warranty information for this roof. Many professional roofing companies will offer limited workmanship warranties.
- **Roof/Attic:** The gutters are clogged with organic debris and require cleaning. Hire a gutter specialist to clean the gutters and insure they are properly sloped to drain. Seal up all leaks once gutters are clean and properly sloped to drain. Also be sure to secure all loose downspouts - see south side where downspouts are loose and poorly connected.
- **Exterior/Garage:** A number of siding boards on this house are cracked and / or damaged. See east side and west side where the most cracked and damaged boards were found, also a few on the master bedroom deck side. Seal all cracked siding with caulking, re-paint and monitor. This is likely an indication of incorrect siding installation where boards have inadequate space to expand and contract. As the problem seems limited in scope to date, caulking and painting is the most cost-effective repair.

- **Exterior/Garage:** The columns in the front and back of the house are poorly designed and will be vulnerable to wood rot and decay. In front - see how miters are splitting open, no flashings have been installed for horizontal junctures and no ventilation has been provided for hollow cavities. Implement caulk and paint touch up for columns and install ventilation for front columns to improve dry potential.
- **Exterior/Garage:** Several of the crawl space vents on west side are rotted and damaged and require replacement.
- **Exterior/Garage:** Clear bee's nests off of eaves as desired - several small ones were noted.
- **Exterior/Garage:** The front door and the back deck door are not closing properly and require adjustment. Both doors seem to be sagging indicating they are not hung well. Implement adjustment repairs for proper operation of both doors.
- **Exterior/Garage:** Non-standard flashings were noted between the deck ledger board and the home. This could allow water to get trapped between the deck and the house, causing rot and a conducive pest condition - see how the siding is pinned against the decking by the master bedroom. Hire a licensed general contractor to further evaluate and repair.
- **Exterior/Garage:** Several loose decking boards were noted on the deck - secure all loose boards with proper decking screws.
- **Exterior/Garage:** Localized wood rot was noted in the railing system for the deck stairs and the handrail is damaged at the top landing - see how return is missing. The entire railing also needs to be painted and loose posts secured. Implement rot repairs and painting repairs to handrail system for this deck.
- **Exterior/Garage:** I recommend adding additional bolts for the ledger board of the deck so there is at least one bolt / joist bay.
- **Exterior/Garage:** The double overhead garage door is dented and damaged and requires repair or replacement. Hire a garage door specialist to further evaluate and repair.
- **Exterior/Garage:** Repair the damaged sheetrock at the back wall of the garage - see at the east side where the top of the sheetrock has multiple nail pops.
- **Exterior/Garage:** Cracks were noted in the sheetrock ceiling of the garage. These are following sheetrock seams and appears to be poor workmanship. Implement repairs as desired and monitor.
- **Grounds:** Siding to concrete contact was noted around the garage. This is a conducive pest condition and there is a chance of hidden water damage behind the concrete as this configuration can trap water against the home. Where possible, an air gap should be provided between the concrete and the house to keep the wood dry. Generally a 2 inch clearance is recommended between siding and hardscape. This may be difficult / not cost effective to correct at this time.
- **Grounds:** The back deck stair treads are not correctly installed: they are installed too close together so water is not draining through. This will lead to premature deterioration of the steps as well as a potential slippery surface. Installing new treads is recommended.
- **Family Bathroom:** The bathtub / shower drain in the family bath is slow and appears to be obstructed. Hire a plumber to further evaluate this drain line and repair for adequate drainage.

## Improvement Items

- **Electrical:** The installation of carbon monoxide detectors is recommended for all homes that have fuel burning appliances such as gas or oil furnaces, gas water heaters, gas ovens and cook-tops, gas fireplaces and wood stoves. In addition, Washington State law now requires carbon monoxide detectors outside of all sleeping areas in homes. Best practices are to have these detectors hardwired with a battery back-up. Carbon monoxide is a colorless, odorless gas that can cause sickness, nausea and potentially death. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.).
- **Plumbing:** The current water pressure tested at 80 PSI, the maximum pressure allowed. Adjusting the pressure with a pressure reducing valve to 70 PSI is recommended for improved reliability of the supply plumbing system as supply plumbing components are rated for a maximum of 80 PSI. Best practices are to have water pressure below the maximum.
- **Plumbing:** A drain pan or moisture alarm with water shut-off features is recommended under the washing machine to protect against accidental leaks in the supply hoses. Pans can be effective when there is a drain, but if no drain is present, a moisture alarm with shut off is recommended. Watts is a brand I have seen installed.
- **Exterior/Garage:** Only one of the overhead garage doors has an automatic opener installed. Installation of an additional opener may be desired depending on your plans for the garage.

## Monitoring Items

- **Heating:** During inspection today I manipulated the thermostats for the radiant floors in the master bathroom. It appeared there was a temperature rise on the floor, though this can be difficult to measure precisely during a one-time inspection. For ideal comfort and efficiency with these heated floors I recommend programming the thermostats to come on at desired times of the day. Leaving these on all day can be a waste of energy and it can be hard to remember to turn them on and off. They take some time to heat up so the programming is useful.
- **Plumbing:** Corrosion was noted on the top of one of the water heater tanks. I could not find a leak during inspection - I am uncertain where this water was coming from. Monitor as there could be some intermittent leakage.
- **Kitchen:** This home has a gas oven. Gas ovens often produce some carbon monoxide on startup. For improved safety and indoor air quality I recommended running the overhead fan when using the oven. Never, under any circumstances use this oven to heat your home; this is a safety hazard and can result in carbon monoxide poisoning.
- **Exterior/Garage:** Head flashings were not used at the horizontal junctures between the belly trim and cultured stone on the front of the house. Best practices are to flash all horizontal transitions. This could lead to water damage. This will not be cost effective to correct at this time. Hopefully it will perform OK as it is on north side and moderately protected by overhanging eave.

## Due Diligence Items

- **Structure and Basement:** There is evidence that the glue lam beam system has been added after original construction - see west side of crawl space. This is a structural modification that should have been permitted and there are red flags to indicate amateur workmanship of this new framing work. Inquire with the seller for any permits for structural modifications. Please see observations above in this report and implement repair work as recommended by a general contractor to repair this system.

- **Electrical:** This home has a propane generator installed on the east side of the property. Inspection and evaluation of generator power systems is beyond the scope of this inspection. I recommend a routine servicing of this generator as a routine precaution. These systems benefit from regular starting to insure they are in satisfactory working condition. It was also unclear how much of the house could be run off this system at one time. The system has an automatic transfer switch.
- **Cooling/ Fuel Storage/ Gas Distribution:** The propane tank looks to be a leased tank. A sticker for: Enviro Propane @ 435-7258 indicates they are the owners of the tank. Consult with this company for lease information and filling terms and prices.
- **Plumbing:** The supply plumbing in this home has been done using a PEX tubing system manufactured by: REHAU. This is a polyethylene tubing that has been installed for many years. Recently, some of these PEX systems have been having failure problems, especially as relates to fittings and installation techniques. Several manufacturers that have been involved in litigation are: Zurn and Q-PEX fittings, IPEX, Ultra PEX and Kitec. The products installed here are not involved in any of the several class action suits that I am aware of, but due diligence is recommended as conditions can change regarding construction defects.

### Efficiency Observations

- **Crawl Space:** The sub-floor insulation is incomplete and requires repair. Be sure the entire sub-floor is insulated to R-30 or better. When making repairs it is best to seal any noticeable air leaks between the crawl space and the living space. Check all penetrations through the floor.
- **Heating:** The ductwork in the crawl space was noted to be leaky and should be sealed to improve indoor air quality and improve the efficiency of the heating system. Use duct mastic to seal all leaks and be sure all ducts are insulated to R-8 or better - I felt lots of air leakage behind the plenum in the garage when I was in the crawl space and insulation was visibly coming loose in several places.

### Notes

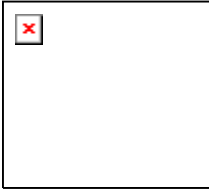
- **Structure and Basement:** This report includes a structural pest inspected imbedded within the report. All observations in the base of the report that begin with WDO are a part of a Washington State Pest Inspection. Orca Inspection Services LLC employs Dylan Chalk #65540, a Licensed Structural Pest Inspector with the State of Washington and includes a structural pest inspection with all home inspections. Pest Inspection Standards in Washington State - WAC 16-228-2045 - require that a diagram/drawing be prepared for Wood Destroying Organism (WDO) reports. If the pictures and descriptions in this report are inadequate, a drawing is available upon request.
- **Plumbing:** A shut off was noted in the garage to shut off some of the house bibs - these were off during inspection and were not tested.
- **Powder Bathroom:** During inspection today I operated all plumbing fixtures in bathrooms and sinks. In bathrooms I ran a moisture meter around toilets and tile shower enclosures to check for hidden leaks. I also sounded for loose tile and laminate in shower and tub enclosures. I felt for loose waste pipe below sinks and where accessible and checked for leaks below sinks. I do not test over-flow drains as this is beyond the scope of a home inspection. It is always best practice to monitor plumbing after moving into a new home as testing during inspection presents significantly less stress on plumbing than daily use. Any defects uncovered during inspection are listed in this report.

*Please contact me directly with questions about this report.  
My cell phone number is (206) 713-5715. Thank you, Dylan Chalk*



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# INSPECTION AGREEMENT

**Name of Client(s):** Nathaniel and Cynthia Wilkerson

**Address of Inspected Property:** 3230 263rd St NW, Stanwood, WA

**Report Number:** A0201123034

1. **SCOPE OF INSPECTION.** Client requests, and Orca Inspection Services LLC 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:

- Roof and exterior
- Heating and cooling systems
- Foundation and 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). A copy of the Washington State SOP is attached hereto.

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 Orca has access

4. **OUTSIDE SCOPE OF INSPECTION - NOT INCLUDED.** Unless client specifically requests and Orca Inspection Services LLC 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, adequacy 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, low-voltage wiring, 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 Orca Inspection Services LLC 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, Orca Inspection Services LLC is responsible only to the Client.

8. **LIMITATIONS ON LIABILITY.** Unless otherwise prescribed by Washington State Law, neither Orca Inspection Services LLC 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. Orca Inspection Services LLC'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 Orca Inspection Services LLC's 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 Orca Inspection Services LLC 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:** \$ 515.00

**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:** 2/2/2012

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

**Date:** 2/2/2012

**Inspector:** 

**Date:** 2/2/2012

## Structure and Basement

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### Foundation

**% of Foundation Not Visible:** 0.3  
**Evidence of Seismic Protection:** Present  
**Building Configuration:** Crawl space  
**Foundation Description:** Poured concrete

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### Floor, Wall and Ceiling Framing

**Wall Framing:** Not visible, 2x6  
**Wall Insulation:** Not visible, Unknown  
**Wall Sheathing:** Not visible, Unknown  
**Floor Framing:** Partly visible, TGI Joists  
**Sub-Floor Material:** Not visible, OSB  
**Ceiling Framing:** Not visible, Bottom cord of truss

**1. Major Concern, WDO :->** Multiple red flags were noted in the post and footing system for the floor frame beams in the crawl space. I noted a hairline crack in the closet, SE bedroom to indicate some settlement and it could be related to this floor framing system. In the crawl space, positive connections are incomplete especially at the glue lams and posts for these beams. The post on the east side near the crawl space access is getting wet and has marginal bearing - this post should be done in pressure treated lumber and have an adequate footing. One footing roughly below the living room has inadequate bearing soils below - the cone of compression has been disturbed and this is vulnerable to settlement. I also noted multiple bolts that have not been adequately bolted down at the mud sills. Hire a qualified framing contractor to further evaluate and repair floor framing in the crawl space to insure reliable performance and adequate seismic protection.





**2. Due Diligence Item** :-> There is evidence that the glue lam beam system has been added after original construction - see west side of crawlspace. This is a structural modification that should have been permitted and there are red flags to indicate amateur workmanship of this new framing work. Inquire with the seller for any permits for structural modifications. Please see observations above in this report and implement repair work as recommended by a general contractor to repair this system.

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## Basement General

None

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## Sump Pumps and Drains

**Floor Drain:** None noted

**Sump Pumps:** None noted

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## Wood Destroying Organisms

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

**Visible Evidence of Inactive Wood Destroying Insects:** None noted

**Visible Evidence of Active Wood Decay and Fungi:** Present

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

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

**3. Note :->** This report includes a structural pest inspected imbedded within the report. All observations in the base of the report that begin with WDO are a part of a Washington State Pest Inspection. Orca Inspection Services LLC employs Dylan Chalk #65540, a Licensed Structural Pest Inspector with the State of Washington and includes a structural pest inspection with all home inspections. Pest Inspection Standards in Washington State - WAC 16-228-2045 - require that a diagram/drawing be prepared for Wood Destroying Organism (WDO) reports. If the pictures and descriptions in this report are inadequate, a drawing is available upon request.

**4. Repair, WDO :->** Wood and cellulose 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 conditions conducive to wood destroying organisms. This should include all wood as well as the old cardboard form material around the floor frame posts.

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## Crawl Space

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### Crawl Space Access

**Method of Inspection:** Crawled

**5. Repair, WDO** :-> Implement repairs as needed to the crawl space access hatch to insure this hatch is water proof - water is currently leaking into the crawl space and damaging the post adjacent to this opening in the foundation.

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### Vapor Barrier

**Vapor Barrier Material:** Plastic

**6. Repair** :-> The plastic vapor barrier in the crawl space is incomplete at the SE corner. Use 6 mil black plastic to cover all exposed earth. This helps to reduce humidity and eliminate conducive pest conditions in the crawl space.



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### Crawl Space Ventilation

**Ventilation Method:** Exterior wall vents

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### Posts and Footings

Non-standard

**7. Repair** :-> One of the posts in the crawl space appears to have inadequate bearing - see below the living room where soils slope. As a general rule, the cone of compression should not be disturbed below a footing. This is a 45 degree angle out from the footing where soils should not be disturbed. This is to insure proper bearing soils remain below the footing. have this further evaluated and repaired by a qualified general contractor.



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## Insulation

**Insulation Type:** Fiberglass  
**Approximate R-Value:** R-30

**8. Efficiency Observation** :-> The sub-floor insulation is incomplete and requires repair. Be sure the entire sub-floor is insulated to R-30 or better. When making repairs it is best to seal any noticeable air leaks between the crawl space and the living space. Check all penetrations through the floor.



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## Moisture Conditions

None noted

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## Rodents

Present

**9. Repair** :-> Moderate rodent damage was noted in the crawl space - see rodent feces and mild damage to insulation. Hire a rodent control specialist to do a rodent report and implement a plan to eliminate all rodent entry points, set and monitor traps and remediate all contamination. Please note I also found a few feces below the jetted tub in the master bath.





## Electrical

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### Service Equipment

Volts: 120/240

**Service Drop:** Underground  
**Meter Base Amperage:** 200  
**Service Entrance (SE) conductor Size:** Aluminum, 4/0, 200 amps  
**Main Panel Amperage:** 200 amps  
**Electric Service Amperage:** 200 amps  
**Main Electric Panel Location::** Garage

**10. Due Diligence Item** :-> This home has a propane generator installed on the east side of the property. Inspection and evaluation of generator power systems is beyond the scope of this inspection. I recommend a routine servicing of this generator as a routine precaution. These systems benefit from regular starting to insure they are in satisfactory working condition. It was also unclear how much of the house could be run off this system at one time. The system has an automatic transfer switch.

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### Sub-Panel / 2nd Service

None noted

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### Branch Wiring

**Wire Material:** Copper and Multi-strand Aluminum  
**Wiring Method:** Non-metallic sheathed cable

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### Receptacles and Fixtures

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

**11. Repair** :-> Repair the broken cover to the central vac system in the hallway near the family bath.

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### Smoke Detectors

Present

**12. Improvement Item** :-> The installation of carbon monoxide detectors is recommended for all homes that have fuel burning appliances such as gas or oil furnaces, gas water heaters, gas ovens and cook-tops, gas fireplaces and wood stoves. In addition, Washington State law now requires carbon monoxide detectors outside of all sleeping areas in homes. Best practices are to have these detectors hardwired with a battery back-up. Carbon monoxide is a colorless, odorless gas that can cause sickness, nausea and potentially death. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.).

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## Heating

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### Heating System

**Energy Source:** Propane  
**Heating Method:** Heat pump  
**Manufacturer:** Rheem  
**Capacity:** 125 MBTU  
**Age:** 07  
**Last Service Record:** None  
**Filtration System:** Disposable

**13. Repair :->** Annual servicing of the heating and cooling system is recommended for safe and reliable operation. Records indicate that this heating and cooling system has not been serviced in the last year. The system was tested during inspection and appeared to be operational. No red flags were noted. System was tested in heating mode with heat pump on. Air filter was dirty and needs to be replaced. Hire a licensed heating contractor to service and further evaluate this system.



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### Heating Distribution System

**Heat Source in Each Room:** Present  
**Distribution Method:** Ductwork

**14. Efficiency Observation :->** The ductwork in the crawl space was noted to be leaky and should be sealed to improve indoor air quality and improve the efficiency of the heating system. Use duct mastic to seal all leaks and be sure all ducts are insulated to R-8 or better - I felt lots of air leakage behind the plenum in the garage when I was in the crawl space and insulation was visibly coming loose in several places.



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## Additional Heat Sources

Present

**Description:** Radiant floor

**15. Monitoring Item** :-> During inspection today I manipulated the thermostats for the radiant floors in the master bathroom. It appeared there was a temperature rise on the floor, though this can be difficult to measure precisely during a one-time inspection. For ideal comfort and efficiency with these heated floors I recommend programming the thermostats to come on at desired times of the day. Leaving these on all day can be a waste of energy and it can be hard to remember to turn them on and off. They take some time to heat up so the programming is useful.

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## Cooling/ Fuel Storage/ Gas Distribution

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### Cooling/Heat Pumps

Present

**Manufacturer:** Rheem 5-ton**Energy Source:** Electric**Age:** 2007

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### Oil Storage

None noted

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### Propane Storage

Present

**Storage Type:** Above ground tank**Propane Tank Size:** 2 @ 120 Gal.**Propane Tank Location:** East Side**Propane Shutoff Location:** At tank

**16. Due Diligence Item** :-> The propane tank looks to be a leased tank. A sticker for: Enviro Propane @ 435-7258 indicates they are the owners of the tank. Consult with this company for lease information and filling terms and prices.

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### Gas Meter and Gas Plumbing

None noted

# Plumbing

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## Water Service Supply

**Pipe Material:** Plastic  
**Well or Public Supply:** Public  
**Water Pressure:** 80  
**Pressure Reducing Valve:** None noted  
**Main Water Shut-off Location:** Garage

**17. Improvement Item :->** The current water pressure tested at 80 PSI, the maximum pressure allowed. Adjusting the pressure with a pressure reducing valve to 70 PSI is recommended for improved reliability of the supply plumbing system as supply plumbing components are rated for a maximum of 80 PSI. Best practices are to have water pressure below the maximum.

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## Distribution Pipe

**Circulation Pump:** None noted  
**Supply Pipe Materials:** PEX  
**Functional Flow:** Average

**18. Due Diligence Item :->** The supply plumbing in this home has been done using a PEX tubing system manufactured by: REHAU. This is a polyethylene tubing that has been installed for many years. Recently, some of these PEX systems have been having failure problems, especially as relates to fittings and installation techniques. Several manufacturers that have been involved in litigation are: Zurn and Q-PEX fittings, IPEX, Ultra PEX and Kitec. The products installed here are not involved in any of the several class action suits that I am aware of, but due diligence is recommended as conditions can change regarding construction defects.

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## Waste Pipe and Discharge

**Discharge Type:** Septic system  
**Waste and Vent Pipe Materials:** ABS plastic

**19. Repair :->** This home's sewage appears to employ a private septic system. Please note that an evaluation of this system is beyond the scope of this inspection. I recommend having this system further evaluated by a septic specialist. I did note when walking the yard that several of the caps for the drain field appear to be damaged and the cover on the east side is damaged and unsecure. Implement repairs to this system as recommended by a specialist.





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## Hot Water Heater

**System Type:** Tank, Tank  
**Manufacturer:** State Select, State Select  
**Size:** 40 gal, 40 gal  
**Age:** 2006, 2006  
**Energy Source:** Propane, Propane

**20. Monitoring Item** :-> Corrosion was noted on the top of one of the water heater tanks. I could not find a leak during inspection - I am uncertain where this water was coming from. Monitor as there could be some intermittent leakage.



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## Exterior Hose Bibs

Some not operating

**21. Note** :-> A shut off was noted in the garage to shut off some of the house bibs - these were off during inspection and were not tested.

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## Additional Sinks

Tested

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**Sewage Ejector Pumps**

None noted

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**Washer**

Not tested, clothes in washer

**22. Improvement Item, WDO** :-> A drain pan or moisture alarm with water shut-off features is recommended under the washing machine to protect against accidental leaks in the supply hoses. Pans can be effective when there is a drain, but if no drain is present, a moisture alarm with shut off is recommended. Watts is a brand I have seen installed.

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**Dryer**

Tested

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

**23. Repair** :-> The dryer duct is dirty and needs to be cleaned for improved safety. This is important to eliminate a potential fire hazard.

---

**Additional Plumbing**

Present

**24. Repair** :-> The gas fireplace on the back deck appears to be in poor condition: pipe leading to the fireplace is corroded, tile around the fireplace is cracked and the materials are saturated below. If you wish to use this I recommend checking clearance to combustible information from the manufacturer: the eaves for the house are directly above this fireplace. Given the visible condition of this appliance I would consider removal. Please note I did not light the appliance as lighting gas appliances by hand is beyond the scope of this inspection. I did find a gas shutoff outside at the appliance.





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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

**25. Repair :->** The tile and grout in this master bathroom shower surround should be cleaned and sealed with grout sealer to prevent water damage to the tile. This is important regular maintenance to insure long and reliable service life from your tile installation.

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### Bathroom Ventilation

Type: Fan and window

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### General Bath Condition

Standard

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## Family Bathroom

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### Sinks and Cabinets

Tested

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### Toilet

Tested

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### Bathtub / Shower

Tested

**26. Repair :->** The bathtub / shower drain in the family bath is slow and appears to be obstructed. Hire a plumber to further evaluate this drain line and repair for adequate drainage.

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### Bathroom Ventilation

Type: Bath fan

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### General Bath Condition

Standard

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## Powder Bathroom

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**Sinks and Cabinets**

Tested

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**Toilet**

Tested

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**Bathtub / Shower**

None Noted

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**Bathroom Ventilation**

Type: Bath fan

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**General Bath Condition**

Standard

**27. Note** :-> During inspection today I operated all plumbing fixtures in bathrooms and sinks. In bathrooms I ran a moisture meter around toilets and tile shower enclosures to check for hidden leaks. I also sounded for loose tile and laminate in shower and tub enclosures. I felt for loose waste pipe below sinks and where accessible and checked for leaks below sinks. I do not test over-flow drains as this is beyond the scope of a home inspection. It is always best practice to monitor plumbing after moving into a new home as testing during inspection presents significantly less stress on plumbing than daily use. Any defects uncovered during inspection are listed in this report.

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## Kitchen

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### Sinks and Faucets

Tested

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### Cabinets and Countertops

**Countertop Material:** Granite**Cabinet Material:** Wood, Wood laminate, Plastic laminate

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### Ventilation Method

Fan ducted to exterior

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### Appliances

**Refrigerator:** Operating**Dishwasher:** Operated**Dishwasher Air Gap:** Present**Range/ Oven /Cook-tops:** Gas and electric**Disposer:** Operated

**28. Monitoring Item :->** This home has a gas oven. Gas ovens often produce some carbon monoxide on startup. For improved safety and indoor air quality I recommended running the overhead fan when using the oven. Never, under any circumstances use this oven to heat your home; this is a safety hazard and can result in carbon monoxide poisoning.

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### General Kitchen Condition

Standard

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## Interior/Fireplaces

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### Floors

**Floor Materials:** Carpet, Hardwood, Tile

**Floor Settlement:** None noted

**29. Repair :->** The carpets are dirty and stained and need to be cleaned. Please note some of the stains may not be able to be removed.

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### Walls, Ceilings and Closets

**Wall and Ceiling Materials:** Drywall

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### Stairs and Railings

Standard

**30. Repair :->** Secure the loose newel post at the base of the stairs.

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### Interior Doors

Hollow Core

**31. Repair :->** Repair the broken door handle to the family bath - main floor.

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### Windows

**Window Glazing:** Double pane

**Interior Window Frame:** Vinyl

**Window Styles:** Sliding

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### Gas Fireplaces

Present

**Fireplace Types:** Sealed gas log fireplace

**32. Repair :->** The gas log fireplace in the office had a NG sticker inside indicating it is rated for natural gas and not LP - propane. Have this fireplace serviced and repaired and / or properly labeled as needed to insure the proper burner is installed and it is correctly labeled for propane use.



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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:** Gable

**Roof Materials:** Architectural grade composition shingle

**Approximate Age of Roof:** 6 years

**33. Repair ->** The roofing material on this home appears to be a 6 year old dimensional or architectural grade shingle. These are often rated as 25 or 30 years roofs. In practice I find these last closer to 15-20 years depending on the steepness of the roof and the amount of exposure and quality of the fastening. The installation appears neat and professional but a few repairs are needed: all exposed fasteners should be re-sealed and the Kingsman chimney flue seal should be checked: this pipe is not sleeved in a weather proof fashion and could pose leak problems. Also, implement a moss treatment on north face. Hire a licensed roofing contractor to further evaluate and make tune-up repairs and inquire with the seller about any warranty information for this roof. Many professional roofing companies will offer limited workmanship warranties.



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### Skylights

Insulated curb style

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## Gutters and Downspouts

Seamless Aluminum

**34. Repair, WDO** :-> The gutters are clogged with organic debris and require cleaning. Hire a gutter specialist to clean the gutters and insure they are properly sloped to drain. Seal up all leaks once gutters are clean and properly sloped to drain. Also be sure to secure all loose downspouts - see south side where downspouts are loose and poorly connected.




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## Attic Access

Viewed at access

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## Attic Rodent Activity

None noted

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## Roof Framing and Sheathing

**Rafters:** Truss  
**Sheathing:** OSB

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## Attic Insulation

**Insulation Type:** Fiberglass  
**Approximate Insulation R-Value on Attic Floor:** 38

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## Attic and House Ventilation

**Bath Fan Ducting:** Ducted to exterior  
**Kitchen Fan Ducting:** Ducted to exterior  
**Attic Ventilation Method:** Soffit vents, Roof jack vents, Gable vents



## Exterior/Garage

### Siding and Trim

**Trim Material:** Wood

**Siding Material:** Fiber-cement

**35. Repair, WDO :->** A number of siding boards on this house are cracked and / or damaged. See east side and west side where the most cracked and damaged boards were found, also a few on the master bedroom deck side. Seal all cracked siding with caulking, re-paint and monitor. This is likely an indication of incorrect siding installation where boards have inadequate space to expand and contract. As the problem seems limited in scope to date, caulking and painting is the most cost-effective repair.



**36. Monitoring Item, WDO :->** Head flashings were not used at the horizontal junctures between the belly trim and cultured stone on the front of the house. Best practices are to flash all horizontal transitions. This could lead to water damage. This will not be cost effective to correct at this time. Hopefully it will perform OK as it is on north side and moderately protected by overhanging eave.



**37. Repair, WDO :->** The columns in the front and back of the house are poorly designed and will be vulnerable to wood rot and decay. In front - see how miters are splitting open, no flashings have been installed for horizontal junctures and no ventilation has been provided for hollow cavities. Implement caulk and paint touch up for columns and install ventilation for front columns to improve dry potential.



**38. Repair, WDO :->** Several of the crawl space vents on west side are rotted and damaged and require replacement.




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**Eaves**

Open rafters, OSB

**39. Repair** :-> Clear bee's nests off of eaves as desired - several small ones were noted.

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**Exterior Doors**

Hollow core

**40. Repair** :-> The front door and the back deck door are not closing properly and require adjustment. Both doors seem to be sagging indicating they are not hung well. Implement adjustment repairs for proper operation of both doors.

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**Exterior Window Frames**

Vinyl

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**Decks**

Present

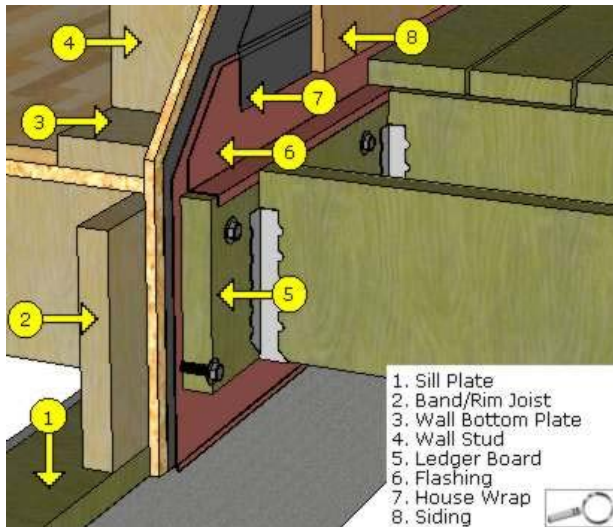
**Deck Structure:** Ground contact treated lumber

**Deck Ledger Board:** Standard

**Guardrail:** Standard

**Decking Material:** Plastic/synthetic material

**41. Repair, WDO** :-> Non-standard flashings were noted between the deck ledger board and the home. This could allow water to get trapped between the deck and the house, causing rot and a conducive pest condition - see how the siding is pinned against the decking by the master bedroom. Hire a licensed general contractor to further evaluate and repair.



**42. Repair** :-> Several loose decking boards were noted on the deck - secure all loose boards with proper decking screws.



**43. Repair, WDO** :-> Localized wood rot was noted in the railing system for the deck stairs and the handrail is damaged at the top landing - see how return is missing. The entire railing also needs to be painted and loose posts secured. Implement rot repairs and painting repairs to handrail system for this deck.



**44. Repair** :-> I recommend adding additional bolts for the ledger board of the deck so there is at least one bolt / joist bay.

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**Porches**

Present

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**Chimneys**

None noted

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**Garage**

Attached

**Automatic Garage Opener:** Present  
**Garage Door Type:** Metal

**45. Repair** :-> The double overhead garage door is dented and damaged and requires repair or replacement. Hire a garage door specialist to further evaluate and repair.



**46. Improvement Item** :-> Only one of the overhead garage doors has an automatic opener installed. Installation of an additional opener may be desired depending on your plans for the garage.

**47. Repair :->** Repair the damaged sheetrock at the back wall of the garage - see at the east side where the top of the sheetrock has multiple nail pops.



**48. Repair :->** Cracks were noted in the sheetrock ceiling of the garage. These are following sheetrock seams and appears to be poor workmanship. Implement repairs as desired and monitor.

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## Grounds

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### Drainage and Lot Location

**Clearance to Grade:** Standard

**Downspout Discharge:** Below grade

**Lot Description:** Moderate slope

**49. Repair, WDO :->** Siding to concrete contact was noted around the garage. This is a conducive pest condition and there is a chance of hidden water damage behind the concrete as this configuration can trap water against the home. Where possible, an air gap should be provided between the concrete and the house to keep the wood dry. Generally a 2 inch clearance is recommended between siding and hardscape. This may be difficult / not cost effective to correct at this time.




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### Driveways/Walkways/Flatwork

**Driveway:** Concrete

**Walkways:** Concrete

**Patios:** Concrete

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### Window and Stairwells

None Noted

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### Grounds, Trees and Vegetation

**Trees/Vegetation too near building:** No

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### Retaining Walls

None noted

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### Exterior Stairs

Standard

**50. Repair, WDO** :-> The back deck stair treads are not correctly installed: they are installed too close together so water is not draining through. This will lead to premature deterioration of the steps as well as a potential slippery surface. Installing new treads is recommended.



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**Fences**

Present

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**Carport, Outbuildings and Other**

None noted

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# Inspection Receipt

REPORT NO: **A0201123034**  
 INSPECTION DATE: **2/1/2012**

PROPERTIES INSPECTED FOR: Nathaniel and Cynthia Wilkerson  
 3230 263rd St NW, Stanwood, WA

Qty	Description	Amount
1	Single Family Inspection with digital narrative report	\$ 515.00

Total Paid **\$ 515.00**

**Thank you for your business**

Orca Inspection Services  
 C/O Dylan Chalk  
 5761 NE Tolo Rd  
 Bainbridge Island, WA 98110