

Inspection Report

731 Belmont Ave E., Seattle, WA 98102



Prepared By

Lasswell Home Inspection LLC

REPORT LIMITATIONS

**ALL INSPECTIONS ARE PERFORMED IN ACCORDANCE WITH THE
WASHINGTON STATE STANDARDS OF PRACTICE FOR HOME INSPECTORS**

Inspector: John Lasswell - Washington Home Inspector License #341 - WSDA License #68317.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION

Inspection Date: 08/08/2020.
Inspection Time: 11:00 AM.
Client Name: Mike & Susan Hintze.
Inspection Address: 731 Belmont Ave E,
City, State, Zip: Seattle, WA 98102.

CLIMATIC CONDITIONS

Weather: Overcast.
Soil Condition: Damp.
Outside Temp. in F: 60-70.

BUILDING CHARACTERISTICS

Year Built: 2017.
Building Type: Townhouse.
Stories: 3
Space Below Grade: Basement.
Orientation: The home faces East.

UTILITY SERVICES

Water Source: Public.
Sewage Disposal: Public.

Underground sewer lines are not inspected as part of a home inspection. If you would like the sewer lines inspected or "scoped" you should contact a firm that specializes in sewer line inspections. These companies will run a video camera down the line to check for crushed or broken pipes and infiltration by tree roots.

Utilities Status: All utilities on.

OTHER INFORMATION

House Occupied? No.

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PAYMENT INFORMATION

Total Fee: \$475.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ROOF

Style: Flat/Low.
Covering Type: Metal.
Roof Access: Walked on roof.
Roof Covering Status: No visible defects were found with the roofing.
The roofing material under the roof top deck was not visible for inspection.

Skylights:



The skylight does not have sufficient slope. The manufacturer of this skylight recommends a minimum slope of 2:12 for a glass skylight. The skylight as installed has a 1.5:12 slope. Without sufficient slope the skylight will not be able to adequately shed water which may cause leaks. I recommend replacing the existing skylight with one designed for low slope application or modifying the skylight curb so the skylight has adequate slope.

EXPOSED FLASHINGS

Type & Condition: Metal & Composition, No visible defects.

GUTTERS & DOWNSPOUT

Type & Condition: Metal, No visible defects.

The downspouts are connected to a subterranean drain system. This was not tested during the inspection and very little of it is visible for inspection.

ATTIC AND INSULATION

**Accessibility &
Conditions:**

There is no accessible attic space over the home.

EXTERIOR - FOUNDATION - BASEMENT

An inspection of the exterior includes the visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

The following items are outside the scope of a home inspection. Verifying the presence of flue liners or condition of the flue beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace. Testing or evaluation of the operation of security locks, devices or systems. Areas beneath decks with less than five feet of clearance from the underside of joists to grade. Evaluation of the function or condition of shutters, awnings, storm doors, storm windows, screens, and similar accessories. Area obscured vegetation or personal property of the current resident.

WALLS

Material: Wood, Fiber Cement.

Condition In general the siding is in good condition, no major defects were found.

TRIM

Material: Wood & Metal.

Condition: In general the trim is in good condition and no major defects were found.

BASEMENT/CRAWL SPACE

Accessibility: The basement is fully accessible. The basement is finished. Because of this, the foundation walls, framing, plumbing and electrical wiring are obscured by wall and ceiling finish and can not be inspected.

Foundation Type: Poured concrete.

Foundation Walls: Very little of the basement walls are visible because the basement is finished.

Beams: Beams are not visible due to ceiling and/or wall finish in the basement.

Floor Joists: The floor joist were not visible to inspect due to the ceiling finish.

Columns/Supports: The columns and supports could not be seen due to the finished walls in the basement.

KITCHEN - APPLIANCES

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN

Sink



Stainless Steel.

The hose for the faucet head hits the vent for the drain preventing the hose from extending and retracting properly.

Range/Cooktop & Oven

Electric, Appears to operate correctly.

Ventilation

External, Fan/Hood operational.

Refrigerator

The refrigerator was inspected and appears operational.

Dishwasher

The dishwasher was inspected appears to operate properly.

Garbage Disposal

Appears to operate correctly, no visible defects were found.

Microwave:

Appears to operated correctly.

The work surface light is not working. I recommend replacing the light bulb. If this doesn't correct the problem you will need to contact an appliance repair service.

Counters & Cabinets:

Stone counters. No visible defects were found. All cabinet drawers and doors were opened and no visible defects were found

Switches, Fixtures & Outlets:

Operation appears normal, no visible defects were found.

LAUNDRY

Laundry appliances are not moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY

Location: 1st Floor.

Condition: Plumbing appears serviceable, Electrical outlet is grounded, 240 Volt outlet is present. Dryer venting is provided.

Washing Machine: No washing machine was present.

Dryer: No dryer was present.

Ventilation Appears adequate.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

INTERIOR

Main Entry Door: No visible defects.

Other Exterior Doors: All exterior doors were inspected and no visible defects were found.

Interior Doors: All interior doors were inspected and no visible defects were found.

Windows: Vinyl clad, double pane construction. No visible defects were found with the windows.

Interior Walls: Drywall, General condition appears good.

Ceilings: Drywall, General condition appears good.

Floors: Tile, Wood, General condition appears good.

Stairs & Handrails: Interior stairs serviceable, Stair handrail serviceable.

Smoke/Fire & CO Detectors: Smoke alarms were present in all locations required by current safety standards. Smoke alarms are not tested during the course of a home inspection.

Batteries are missing from most of the smoke alarms. I recommend installing batteries prior to occupancy.

Carbon monoxide alarms were present on every floor of the home.

BATHROOMS

BASEMENT BATHROOM

- Condition of Sink:** No visible defects were found. Drain appears serviceable, Counters/cabinets appear serviceable.
- Condition of Toilet:** Operation appears normal, no visible defects were found.
- Tub, Shower, Plumbing Fixtures:** No visible defects were found. Drain appears to operate correctly. Shower head appears to operate correctly.
- Tub, Shower & Walls:** No visible defects found in tub or shower enclosure.
- Bath Ventilation** Appears adequate.

1ST FLOOR BATHROOM

- Condition of Sink:** No visible defects were found. Drain appears serviceable, Counters/cabinets appear serviceable.
- Condition of Toilet:** Operation appears normal, no visible defects were found.
- Tub, Shower, Plumbing Fixtures:** No visible defects were found.
- Tub, Shower & Walls:** No visible defects found in tub or shower enclosure.
- Miscellaneous** I was not able to test the window because the hose faucet reel blocked the window from opening.
- Bath Ventilation** Appears adequate.

1/2 BATHROOM

- Condition of Sink:** No visible defects were found. Drain appears serviceable.
- Condition of Toilet:** Operation appears normal, no visible defects were found.
- Bath Ventilation** Appears adequate.

MASTER BATHROOM

- Condition of Sink:** No visible defects were found. Drain appears serviceable, Counters/cabinets appear serviceable.
- Condition of Toilet:** Operation appears normal, no visible defects were found.
- Tub, Shower, Plumbing Fixtures:** No visible defects were found. Drain appears to operate correctly. Shower head appears to operate correctly.
- Tub, Shower & Walls:** No visible defects found in tub or shower enclosure.

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Bath Ventilation Appears adequate.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION

System Type: Forced air wall heaters in the 2 lower levels with a ductless heat pump for the 2nd and 3rd floors.

Fuel Type & Notes: Electric.

HEATING SYSTEM CONDITION

Primary Unit:



Wall heaters in the following location(s) are installed behind doors: basement and first floor bedrooms. The installation instruction for this type of heater state that they should not be installed behind a door. I recommend contacting a licensed electrician to re-locate the heater(s).

Normal Controls: Operation appears normal.

AIR CONDITIONING - HEAT PUMP

Type:



Ductless Heat Pump.

Power Source: 240 Volt, Electrical disconnect present.

Compressor Age in Years: The compressor was manufactured in 2016.

Condition: The heat pump was tested and no visible defects were found.

System Condition: Operation appears normal.

Condensate Line: Condensate line installed.

Normal Controls: Operation appears normal.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE

Type & Condition: Underground service, 100 Amps, 120/240 Volt, Circuit breakers.

ELECTRICAL PANELS

Main Panel Location Entryway.

Inspector Notes:



Circuit and wire sizing correct so far as visible. Grounding system is present.

Operation of the AFCI / GFCI breaks was tested. All breakers tripped when the test button was pressed. It is recommended that operation of AFCI / GFCI breakers should be tested monthly.

Service Ground: I was not able to locate a service ground for the panel. The service ground may be located in a portion of the building that is not accessible such as an adjacent unit or electrical room.

CONDUCTORS

Entrance Cables: Aluminum- OK.

Branch Wiring: Copper, Appears serviceable.

SWITCHES, OUTLETS & FIXTURES

Condition: All accessible switches and outlets were tested and no visible problems were found.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE

Material: The main line was not visible.

Condition: The main shut off is located on the bottom level above the water heater. The main shut off was tested and appears to operate properly.

SUPPLY LINES

Material: Plastic.

Condition: Most of the supply plumbing is not visible because of the ceiling and wall finish. No visible defects could be found.

Water Pressure



The water pressure was tested at 65 psi. Normal household water pressure should be between 40 and 80 psi.

WASTE LINES

Material: Plastic.

Condition: Most of the waste plumbing is not visible because of the ceiling and wall finish. No visible defects could be found.

HOSE FAUCETS

Condition: Sample operated, operation appears normal.

WATER HEATER

Type: Electric.
Size: 50 Gallons.
Location: Closet.
Water Temp. 120 Degrees. The generally accepted maximum safe water temperature is 120 degrees.
Condition



The water heater was manufactured in 2017. Water heaters typically have a life expectancy of 10-15 years. No visible problems were found with the water heater.

A temperature and pressure relief valve is present at the water heater.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

SIDEWALKS

Type: Paver/Tile.
Condition: No visible defects were found.

LANDSCAPING

Condition: Landscaping appears to be well maintained.

GRADING

Site: Stair step site.

PORCH

Type: Wood framed with a waterproof membrane.

Condition:



No visible defects were found.

I was not able to inspect the area under the porch due to the concrete planter blocking access.

PATIO

Type: Paver/Tile.
Condition: No visible defects were found.

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DECK

Type: Waterproof coating, & Wood (roof top)

Condition: No visible defects were found.

EXTERIOR STAIRS/STOOPS

Condition: No visible defects were found.