

Lasswell Home Inspection, LLC

John Lasswell, Owner

August 9, 2020

Mike & Susan Hintze

Re 731 Belmont Ave E,
Seattle, WA 98102

Dear Mike & Susan Hintze:

At your request a visual inspection of the above referenced property was conducted on 08/08/2020. . This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

During the inspection of this property I discovered the following problems:

ROOF SYSTEM

ROOF

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.

KITCHEN - APPLIANCES

KITCHEN

Sink

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

Microwave:

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.

INTERIOR

INTERIOR

Smoke/Fire & CO Detectors:

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

HEATING - AIR CONDITIONING

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).

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Each of these items will likely require further evaluation and repair by licensed trades people. Thank you for selecting me to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call me.

Sincerely,

A handwritten signature in blue ink that reads "John Lasswell". The signature is written in a cursive style with a large, stylized 'J' and 'L'.

John Lasswell
Chief Inspector