

Home Inspection Summary

xxxx 119th Ave SE, Bellevue WA 98006

Client: John J J

Inspector: Marc Yang, Elite Home Inspection Services, 425-375-0891

Date: 2/15/2019, 10:00 am – 1:00 pm; Cloudy

House Age: Built in 2003 (16 years old)

Foundation: Concrete foundation wall/crawl space

Attic structure: Wood Trusses

Roof material: Asphalt shingle/Composite

Roof type: Gable

Siding materials: Wood

Plumbing materials: copper, ABS, PVC

Water pressure: 100 psi (40 – 80 psi recommended)

Energy source: natural gas (furnace & fireplace), electric (heat pump)

Electric feeder: Service lateral (underground feeder)

Problems observed at the time of inspection

Exterior

- 1, Water pressure 100 psi, higher than maximum recommended (80 psi). Higher water pressure may lead to premature failing of plumbing fixtures such as water heater, faucets etc. Recommend adjusting to 40 – 80 psi by a licensed plumber.
- 2, Gutter downspout discharge not connected to underground pipe on SW corner. Water intrusion to foundation may cause damage if left as is for long period.
- 3, Air conditioning condensation line discharges to exterior foundation wall. Recommend extend the water discharge at least 5 feet from foundation wall.
- 4, More than 1 exterior receptacles miss water-proofed cover. Recommend replacement.

5, Foundation wall – some common cracks on observable areas. Recommend seal to prevent water intrusion and monitoring for future movement and evaluation by professional contractor as necessary.

6, Plants too close to foundation and wall should be trimmed or removed. Plants can be passage for wood destroy pests into wall structures.

Interior:

7, Kitchen: dishwasher drain line misses a high loop/air gap for anti-siphoning of waste into dishwasher. Recommend correction.

8, Small cracking observed on ceiling next to upstairs hallway. It seems to be the joint between drywall panels and may not indicate structural defect. Recommend review by a contractor and repair as necessary.

Utilities:

9, Gas furnace/heat pump/water heater or relatively new. Leaks observed under the condensation drain line next to furnace/heat pump unit. Recommend correction - Minor.

10, Electric service panel location: garage. Circuit for heat pump uses 50 Amp breaker with AWG 8 copper wires. AWG 8 wire is approved for maximum 40 Amp current so the wire is undersized for the breaker. Recommend review by electrician for safety.

11, No AFCI breakers observed in the electric panel. AFCI breakers are required for bedroom circuits in newer buildings for Arc fault protection. Recommend upgrade by a qualified electrician.

Garage:

12, CO detector recommended. The garage was stuffed with personal belongings and accessibility limited for complete inspection.

13, There is a pet door on garage/house door. The door should be self-closed and fire-proofed. Recommend correction.

Attic:

14, A small hole observed on roof deck but no signs of leaking were observed at the time of inspection. Ventilation and insulation are good.

Crawl space:

15, Cardboard observed in crawl space. Recommend remove any wood product or cardboard from the crawl space. Wood destroy pests may be attracted to the crawl space in the presence of high moisture and wood products.

16, Some efflorescence was observed on foundation wall, which indicate previous slow water intrusion. Recommend remove exterior plants that are close to foundation wall and avoid excessive irrigation around the wall. Monitor and repair any gutter leaking problem at rain seasons.