



## RAINIER INSPECTIONS, INC

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ASHI Certified Inspector #10233

Washington State Licensed Home Inspector #239



### ASHI HOME INSPECTION REPORT

Client(s): Tang Wen

Property address: 10716 - 51st St NE

Kirkland Wa 98011

Inspection date: Tuesday, January 7, 2025

This report published on Thursday, January 16, 2025 8:26:18 AM PST

Rainier Inspections, Inc. (RII) provides visual inspections which comply with WAC 308-408C, licensing law which regulates Washington home inspectors. The Washington Home Inspector's Standards of Practice can be viewed at <http://ashiwww.org/wp-content/uploads/2015/04/SOP.pdf> Our inspections also meet the current Standards of Practice of the American Society of Home Inspectors (ASHI). <http://ashiwww.org/wp-content/uploads/2015/04/standards.pdf>

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The report is limited to an impartial opinion which is not a warranty that items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection, or which may have existed in the past, or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and the opinion of the inspector as to their condition at the time of the inspection. All concerns noted in this report should be repaired by licensed and bonded WA state contractors per standard building practices.

The full inspection report contains the complete description of the house and all noted concerns and comments. The full inspection report should be reviewed before making your final decisions about the condition of this property. The summary report (which is at the end of the full report) lists significant concerns observed during the inspection. The summary report helps separate the most urgent repair items from other concerns found during the inspection.

## How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety Hazard	Any item that was identified as a safety hazard is to be considered harmful or dangerous to its occupants due to its presence or absence in the structure. These items should be corrected at this time.
Major Concern	Any item identified as a major concern is either significantly affecting habitability of the structure and/or can be expensive repair or replace. These items should be corrected at this time.
Minor Concern	A minor concern does not significantly affect habitability of the structure, but is an important repair. These items should be corrected at this time.
Repair/Replace	Recommend repairing or replacing the noted concern as soon as possible.
Repair/Maintain	Recommend repairing or replacing the noted concern in the near future.
Maintenance Item	Any item identified as a maintenance item is considered routine repairs for a house. These items can become larger concerns if not corrected.
Monitor	The inspected item was nearing the end of its service life, but is not significantly impeding habitability or unsafe. The item could have hidden defects. Future replacement may be needed.
Appeared Serviceable	The inspected item was operating correctly in response to normal operating controls and appeared in good working condition. No significant deficiencies were noted at the date and time of the inspection.
Comment	Additional information, upgrade items or excluded items.
Conducive conditions	Conditions conducive for wood destroying organisms (Wood destroying ants, termites or wood rot)

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

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## General Information

Report number: 2501548

Time started: 1:00 pm

Time finished: 4:30 pm

Client(s) present during the inspection: No

Others present during the inspection: Listing agent

Inspector: Brad Albin, ACI

Weather conditions during inspection: Overcast

Temperature during inspection (degrees Fahrenheit): Cold, 40

Ground condition: Dry

Recent weather: Dry (no rain)

Type of structure inspected: Two story

Age of structure (in years): 31

Source for structure age: Property listing, Records

Front of structure faces (true direction): Southwest

Entry of structure faces (for reference in the report): South

Occupied: No

1) *Comment* - The property was vacant prior to the inspection. The systems have not been under normal use prior to the inspection. This condition can limit the observations the inspector makes about the property. Conditions in need of repair may surface after the house is occupied and the systems are under normal use.

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## Grounds

Limitations: Inspection of the exterior grounds and drainage is visual and intended to determine if the grading is properly carrying surface water away from the structure. It is based on normal weather conditions at the time of the inspection. An inspection of sub-surface site drainage characteristics is not performed. A risk evaluation for flooding and mudslides is also not performed during the home inspection. Unless specifically included in the inspection, the following items are excluded from this inspection and report: docks, bulkheads, underground drainage systems, concealed sump pumps, soil stability. Inspectors observe trees and shrubs to see if they affect the structure being inspected. The physical condition of the trees and shrubs themselves is not evaluated.

Condition of fences and gates: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)

Fence and gate material: Wood  
Condition of retaining walls: Appeared serviceable  
Retaining wall material: Rockery  
Site profile: Moderate slope, Down from west to east  
Drainage: Appeared serviceable  
Condition of trees and shrubs: (see comments below)  
Condition of driveway: Appeared serviceable (see comments below)  
Driveway material: Poured in place concrete  
Condition of walks and patio: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)  
Walk and patio material: Poured in place concrete  
Condition of porch(s): Appeared serviceable  
Porch material: Poured in place concrete

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2) *Minor Concern* - Settlement was observed in the entry walk, between the entry porch and the driveway. Part of the driveway has also settled with the walk. Typically, these areas have settled and stopped. The settled walk sections have created trip hazards at the entry porch and the driveway. For safety reasons, recommend repairing these areas to eliminate the trip hazards. For example; by using slab jacking technics to raise the settled walk and driveway sections. Recommend that a qualified contractor repair this concern as necessary.



Photo 2-1 Trip hazard at concrete divider.



Photo 2-2 Settled walk section.



Photo 2-3 Trip hazard at concrete divider.



Photo 2-4 Cracked and settled driveway.

3) *Repair/Replace* - The fencing was damaged, falling down and/or rotted along the north sides of the property. The damaged sections should be replaced.





Photo 3-1



Photo 3-2

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4) *Repair/Maintain, Conductive conditions* - Scrap/rotted wood was observed under the deck. The wood is conducive to wood destroying organisms. All scrap/rotted wood around the house and under decks should be removed.



Photo 4-1

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5) *Maintenance Item* - Cracks were observed in the driveway. Typically these areas have settled and stopped. The cracks could be sealed to prevent water infiltration and further settlement. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.



Photo 5-1



Photo 5-2

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6) *Monitor* - The grading slopes down towards the house perimeter on the south side. This condition can result in water accumulating around foundation and/or leaking into the crawl space. No signs of crawl space water accumulation were observed at the time of the inspection. Recommend monitoring the surface drainage and, if necessary, installing a French drain, (buried drain pipe surrounds by rock) to direct surface drainage away from the structure.



Photo 6-1

7) *Monitor* - Soil erosion was observed from under the east side of the entry porch. The porch has not settled due to the soil erosion. The porch should be monitored and if settlement occurs, the erosion under the porch should be repaired by a qualified contractor.



Photo 7-1

8) *Comment* - A) The over-all site is moderately sloped. No surface erosion concerns were observed. The condition of the geology below the surface can not be determined during a visual inspection. The soil stability of the slope is excluded from this inspection. For a detailed analysis of the site geology, a soils engineer could be contacted.

B) The adjacent site near the house is level or slopes away from the foundation. No standing water was observed near the foundation. An inspection of subsurface site drainage characteristics is not performed during a home inspection.

9) *Comment* - The health of the large trees on the property (east side) was not evaluated. An Arborist should be retained to provide information about the condition and health of the trees. An Arborist can also provide pruning suggestions for the trees.

## Deck

Limitations: The visible footings, posts, beams, joists, decking, stairs, and railings are inspected. Treated wood, cedar and composite materials are always recommended for decks because they resist rot very well. Non-treated wood decks will experience ongoing rot and will need repairs during their lifespan. Some decks are enclosed preventing an inspection of the support structure.

Condition of the deck: Appeared serviceable

Deck material: Treated wood (sub-structure), Plastic composite fiber decking

10) *Comment* - Most of the deck sub-structure was inaccessible due to limited space below. The sub-structure could not be fully inspected. Hidden rot and/or damage could exist.

## Exterior, Doors, Windows

Limitations: The exterior is inspected visually at grade level. Some items are often high off the ground and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. The inspector's evaluation is based on generally accepted building practices and the age of the components. Retractable window awnings and window security bars are not inspected. Comments about these systems are a courtesy only.

Apparent wall structure: Wood frame, 2" x 6"

Condition of siding: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)



Condition of caulking and paint: Appeared serviceable

Siding material: Cement fiber, Brick veneer

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Solid core wood, Insulated metal

Condition of windows: Appeared serviceable

Type(s) of windows: Vinyl frames, Insulated glass

Wall insulation: Walls are probably insulated based on the age of the structure, Wall insulation was not visible

Insulation Amount: 5.5" of insulation is possible

11) *Minor Concern* - A) Fungal rot was found at one or more locations on the south side of the house. Rot damage was found at the: lower trim of the southwest corner of living room bump out, trim at the base of the entry porch post and at the south gable end vent above the garage doors. Additional hidden rot may exist, further investigation is advised. All rotten wood should be replaced as necessary.

B) Fungal rot was also found at the lower, corner trim adjacent to the patio door. Additional hidden rot may exist, further investigation is advised. All rotten wood should be replaced as necessary.



Photo 11-1



Photo 11-2



Photo 11-3



Photo 11-4

12) *Comment* - Insulated glass windows are installed in this house. Occasionally, the seals between insulated glass windows fail and the window panel becomes fogged. Broken window seals are often detectable however; varying weather conditions, humidity, temperature and light can make detection impossible during the home inspection. Hidden window seal damage may exist. This inspection and report does not guarantee or warranty the condition of the window panels or seals.

## Roof

Limitations: Roofs are inspected visually from an area that does not put either the inspector or the roof at risk. The best inspection location is on the surface. Steep, wet, snow, or ice covered roofs are not inspected from the surface. The inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future.

Approximate age of roof surface (years): Newer

Roof inspection method: Viewed with drone

Condition of roof surface material: Appeared serviceable, (see comments below)

Roof surface material: Laminate composition shingles (40-50 year)

Roof structure type: Hipped, Steep

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Appeared serviceable

Condition of skylights: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable, (see comments below)

Gutter and downspout material: Aluminum

Gutter and downspout installation: Full

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13) *Repair/Maintain* - Significant amounts of debris have accumulated in the gutters and/or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. Recommend cleaning gutters and downspouts now and as necessary in the future.



Photo 13-1

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14) *Repair/Maintain* - Moss was growing on the roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. For information on various moss treatment products and their pros and cons, visit:

<https://www.reporthost.com/?MOSS>



Photo 14-1



Photo 14-2

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15) *Maintenance Item* - Debris such as leaves, needles, etc. have accumulated on the roof surface. Water may not flow easily off the roof and can enter gaps in the roof surface. Leaks can occur as a result. Recommend cleaning debris from the roof surface now and as necessary in the future.



Photo 15-1



16) *Comment* - No signs of shingle erosion were observed.



Photo 16-1



Photo 16-2

17) *Comment* - The inspector attempts to traverse roof surfaces during the inspection. However, due to safety concerns about the height of the structure and the pitch of the roof, the inspector was unable to traverse the roof. Instead, the roof was inspected instead with a drone.

18) *Comment* - The operation and discharge location of the underground downspout drains is not included in a visual ASHI® inspection. Plugged drains are a common cause of water leakage into crawl spaces. The downspout connections should be observed for overflowing and the drains cleaned as needed.

## Garage

Limitations: Garages and carports are inspected based on accessibility and are reported as being attached or unattached from the house structure. The exterior components (i.e. roof, walls, eaves, fascias, gutters, etc.), will be reported in the appropriate section if the garage is attached. Interior components (i.e. walls, etc.) should be reported when defects exist and when they differ from those components previously listed as part of the house structure.

Type: Attached Garage

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Solid core, wood

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Insulated metal

Condition of garage vehicle door(s): Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Type of garage vehicle door: Sectional, Insulated metal

Number of vehicle doors: Three

Condition of automatic opener(s): Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable

Condition of firewall: Appeared serviceable

Condition of walls and ceiling: Appeared serviceable

Wall type or covering: Drywall, Exposed wood framing

19) *Repair/Replace* - The garage door are rusting at the bottoms (exterior) and the bottom of the middle door is broken. Recommend that a qualified contractor repair or replace and/or repair door(s) as necessary.



Photo 19-1



Photo 19-2





Photo 19-3 Damaged bottom edge of middle garage door.

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20) *Repair/Replace* - The west, garage vehicle door wouldn't close with the automatic opener because the opener auto-reversed while the door was closing. This condition can be caused by photoelectric sensors being out of adjustment, the door binding, the mechanical auto-reverse sensor having problems, or other problems with the door opener or door. A garage door specialist should be retained to evaluate and repair the garage door opener and door.

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21) *Comment* - Minor cracks were found in the concrete slab floor. These are common and are caused by normal concrete settlement. No signs of ongoing settlement were observed.



Photo 21-1

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22) *Comment* - Many floor and wall areas were obscured by vehicles and/or stored items and couldn't be fully evaluated. The inspector in general does not move personal belongings. When stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

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23) *Comment* - The east garage vehicle door was blocked by stored items. The inspector was unable to operate or fully evaluate the door as a result.

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## Heating System

Limitations: Heating and cooling inspections are visual. Weather permitting, we will operate both the heating and A/C units in their respective modes. We will use normal controls and access panels to evaluate how well the system is performing its intended function. The inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. Testing for the presence of Carbon Monoxide is also not performed during this visual inspection. This inspection and report do not guarantee or warranty the condition of the heat exchanger (gas/oil - furnace/boiler).

General heating system type(s): Forced air furnace

General heating distribution type(s): Ducts and registers

Condition of forced air heating system: Appeared serviceable

Forced air heating system fuel type: Natural gas

Estimated age (years, based on manufacture date): New, Installed 8/23/23

Forced air heating system manufacturer: Bryant

Location of forced air furnace: Garage

Condition of furnace filters: Appeared serviceable, Required replacement (see comments below)

Location for forced air filter(s): At top of air handler

Condition of forced air ducts and registers: Appeared serviceable

Condition of burners: Appeared serviceable

Condition of exhaust venting system: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

Condition of controls: Appeared serviceable

Condition of whole house ventilation system: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

24 hour automatic ventilation system present: Yes

24) *Minor Concern* - A) A fresh makeup air system was installed with a timer. The timer controls the introduction of fresh air into the heating system's return air supply and to activate one exhaust fan. This system is necessary to maintain adequate indoor air quality. Typically, these systems should be activated three times a day for roughly 2 hour per time. The client should familiarize themselves with the timer's operation and by setting the timer as necessary.

B) The air intake damper did not operate when the system was tested. Recommend that a qualified HVAC contractor evaluate and repair as necessary.



Photo 24-1 Malfunctioning fresh air intake damper.



Photo 24-2 Timer control for the fresh air system. The timer is not set for automatic operation.

25) *Repair/Maintain* - The furnace filters are dirty. Filters should be changed or cleaned every three to four months during the heating season. The filter should be changed or cleaned at this time.



Photo 25-1

26) *Maintenance Item* - The furnace operated properly at the time of the inspection. The last furnace service was not posted on the furnace. Gas furnaces should be serviced every one to two years. If the inspector was unable to determine the last service date, the property owner should be asked. We recommend that a qualified HVAC contractor inspect, clean, and service the furnace if not done in the last year or two. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit:

<https://www.reporthost.com/?ANFURINSP>





Photo 26-1

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## Plumbing and Fuel Systems

Limitations: Inspectors operate normal controls and put the system through a normal cycle. During the plumbing inspection, no operational inspection of any water shut-off valves will be performed. Often these valves have not been operated for some time, and could be frozen in the open position. We recommend operating the valves at least once a year to keep the seals from drying out and replacing any frozen shut-off valves. The following items are not included in this inspection: buried main, side and lateral sewer lines; exterior gray water systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks. For information regarding water quality, the local water department should be contacted.

Water service: Public water system

Location of main water meter: By street

Water pressure (psi): 56

Location of main water shut-off: Garage

Condition of supply pipes: Appeared serviceable

Supply pipe material: Copper

Condition of water pipe insulation: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Sewer Type: Public sewer system

Condition of drain pipes: Appeared serviceable

Drain pipe material: ABS Plastic

Condition of waste pipes: Appeared serviceable

Waste pipe material: ABS Plastic

Location(s) of plumbing clean-outs: Crawl space

Vent pipe condition: Appeared serviceable

Vent pipe material: ABS Plastic

Sump pump installed: No

Sewage ejector pump installed: No

Condition of fuel system: Appeared serviceable

Fuel pipe material: Black Iron

Location of main fuel shut-off valve: At gas meter, West side of garage

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27) *Repair/Replace* - Insulation for one or more water supply pipes in the crawl space was missing and/or loose. Recommend replacing or installing insulation on pipes per standard building practices to prevent them from freezing during cold weather, and for better energy efficiency with hot water supply pipes.



Photo 27-1



Photo 27-2



Photo 27-3



Photo 27-4

28) *Comment* - Based on visible equipment, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Recommend that a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of gray water and potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.



Photo 28-1

## Water Heater

Limitations: Water heaters are inspected visually for proper installation and operation. Activating any shut-off valves or gas pilot lights is beyond the scope of this inspection. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated. For maintenance the drain valve should be opened for a couple minutes once a year to control rust and corrosion of the tank. This will help extend the the water heater's life. All water heaters must have a temperature/pressure relief valve with a properly installed discharge pipe. This valve prevents the tank from overheating or over-pressurizing. Once a year the valve should be opened and closed to make sure it is working and clear debris from the valve seat.

Condition of water heater: Appeared serviceable



Type: Tank  
Energy source: Natural gas  
Estimated Age (years, based on manufacture date): Newer, Installed 8/1/23  
Capacity (in gallons): 50  
Temperature-pressure relief valve installed: Yes  
Manufacturer: Ruud  
Location of water heater: Garage  
Hot water temperature tested: No  
Condition of venting system: Appeared serviceable  
Condition of combustion air supply: Appeared serviceable

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29) *Comment* - The hot water temperature was not measured. Typical hot water temperature should be 120-125 degrees Fahrenheit to prevent scalding. The water temperature is adjusted at the water heater. For more information on scalding dangers, visit: <https://www.reporthost.com/?SCALD>

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## Electric System

Limitations: Electrical inspections are visual and operational. Inspectors operate a representative number of switches, test a representative number of outlets and observe visible wires. A representative number is defined as: at least one fixture, but not every fixture. The following systems are not included in this inspection: TV cable, phone lines and high speed internet wiring. Any comments made regarding these items are as a courtesy only. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs.

Electric service condition: Appeared serviceable  
Primary service type: Underground service lateral, West side of garage  
Number of service conductors: 3  
Service voltage (volts): 120-240  
Estimated service amperage (amps): 200  
Primary service overload protection type: Circuit breakers  
Service entrance conductor material: Stranded aluminum  
Main disconnect rating (amps): 200  
System ground: Ground rod(s) in soil, Gas pipe, Cold and hot water supply pipes  
Condition of main service panel: Appeared serviceable  
Location of main service panel #A: Garage  
Location of main disconnect: Breaker at top of main service panel  
Condition of branch circuit wiring: Appeared serviceable, (see comments below)  
Branch circuit wiring type: Non-metallic sheathed cable, Copper wire  
Wire ground type: The electrical receptacles are grounded (three prong) types.  
Solid strand aluminum branch circuit wiring present: None visible  
Smoke alarms installed: Yes, but not tested, Required repair, replacement and/or evaluation (see comments below)  
Carbon monoxide alarms installed: No, recommend install, Required repair, replacement and/or evaluation (see comments below)

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30) *Safety Hazard* - Based on the age of this structure and the appearance of existing smoke alarms, the alarms have been installed more than 10 years ago. According to [National Fire Protection Association](#), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Most manufacturers also recommend replacing the smoke alarms after ten years. Recommend replacing all hard-wired smoke detectors as recommended by NFPA. For more information, visit: <https://www.reporthost.com/?SMKALRMLS>



Photo 30-1

31) *Safety Hazard* - No carbon monoxide alarms were visible. This is a potential safety hazard. WA state requires CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms in the immediate vicinity of the bedrooms (hallways), on each level, and in accordance with the manufacturer's recommendations. Because carbon monoxide is slightly lighter than air and also because it may be found with warm, rising air, detectors should be placed on a wall about 5 feet above the floor. The detector may be placed on the ceiling. Do not place the detector right next to or over a fireplace or flame-producing appliance. Keep the detector out of the way of pets and children. For more information, visit: <https://www.reporthost.com/?COALRM>

32) *Repair/Replace* - One receptacle box was loose at the first floor, hallway wall, near the entry. This is a potential safety hazard for shock or fire. Recommend that a qualified electrician repair as necessary.



Photo 32-1

33) *Comment* - The security system was not tested or inspected. The inspection of this system is beyond the scope of an ASHI inspection. The home owner or a specialty contractor familiar with the system should be consulted for testing, proper operation and care of the system.



Photo 33-1

34) *Comment* - No concerns observed with the breaker panel wiring.



Photo 34-1

## Kitchen

Limitations: Kitchen appliances are tested for on/off function only during the inspection. The following items are not included in the inspection: household appliances such as ice makers, water filters, appliance timers, clocks, cook functions, cleaning operations,



thermostats for temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances.

Permanently installed kitchen appliances present during inspection: Range (cooktop and oven), Dishwasher, Refrigerator, Under-sink food disposal, Microwave oven, Range hood, Wine chiller, separate oven elec

Condition of counters: Appeared serviceable, (see comments below)

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Condition of range, cooktop and/or oven: Appeared serviceable

Range, cooktop or oven type: Natural gas

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Appeared serviceable

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35) *Repair/Maintain* - Gaps, no caulk, or substandard caulking were found between the countertop and backsplash. Water may penetrate these areas and cause damage. Recommend repairing the damaged areas as necessary. For example, by installing caulk.



Photo 35-1

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## Bathrooms and Laundry

Limitations: Bathroom inspections are visual and operational. Inspectors operate plumbing fixtures to determine the presence of leaks and look for water damage. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, or clothes washers due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Laundry room/area, First floor

Location #B: Half bath, First floor

Location #C: Primary bath, Second floor

Location #D: Full bath, Second floor

Condition of counters: Appeared serviceable, (see comments below)

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable, (see comments below)

Condition of walls and ceilings: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Condition of shower(s) and related plumbing: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Condition of ventilation systems: Appeared serviceable

Bathroom ventilation type: Spot fans

Laundry equipment: Appeared serviceable

240 volt receptacle for laundry equipment present: Yes

Condition of clothes dryer vent: Appeared serviceable

Limitations: Laundry appliances are tested for on/off function only during the inspection. The appliances are not tested for

temperature accuracy. Timers are not tested. All cycles are not tested during the inspection. The testing of these appliances is done as a courtesy to the client. The testing of these appliances is beyond the scope of the home inspection. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances.

36) *Minor Concern* - The hot water, bathtub faucet at location #C (primary bathroom) was leaking. Recommend that a qualified person repair or replace handles as necessary.



Photo 36-1

37) *Repair/Replace* - Tiles in the lower, left corner of the shower enclosure at location #C were cracked. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.



Photo 37-1

38) *Repair/Maintain* - Gaps, no caulk, or substandard caulking were found between countertops and backsplashes at location(s) #C. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.



Photo 38-1



Photo 38-2

39) *Monitor* - The bathroom floor at location #C is covered with carpet. Only a limited inspection of the structural floor could be performed. Hidden rot damage could exist. Carpet is not recommended in this area because it can trap moisture against the wood sub-floor near the shower and bathtub. The sub-floor was not tested for moisture because the house is vacant and the sub-floor would be dry. The carpet should be removed and sheet vinyl or tile flooring installed.



Photo 39-1

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## Interior, Doors and Windows

Limitations: Interior room inspections are conducted visually. Inspectors examine and base findings on homes of similar construction and age. Water stains or evidence of leakage/moisture will be noted in the report. Cosmetic items such as: paint, wallpaper, carpet, and window treatments, will not be inspected. A representative number of doors and windows are operated during the inspection, but not every door and window. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. Determining the cause and/or source of indoor odors is not within the scope of this inspection.

Condition of interior doors: Appeared serviceable

Condition of windows: Appeared serviceable

Condition of walls and ceilings: Appeared serviceable, (see comments below)

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Flooring type or covering: Carpet, Vinyl, Hardwood

Condition of stairs, handrails and guardrails: Appeared serviceable

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40) *Maintenance Item* - Minor cracks and/or blemishes were found in the ceiling by the attic access hatch. Cracks are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. The cracks are not a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:

<https://www.reporthost.com/?ECC>



Photo 40-1

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## Fireplaces and Chimneys

Limitations: The following items are not included in this inspection: chimney flues (except where visible). Note that the inspector does not determine the adequacy of drafting or sizing of fireplace and wood stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that



are not apparent to the home inspector who is a generalist.

Condition of wood-burning fireplaces, stoves: Appeared serviceable

Wood-burning fireplace type: Masonry

Condition of gas-fired fireplaces or stoves: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Gas fireplace or stove type: Metal pre-fab fireplace, family room

Condition of chimneys and flues: Appeared serviceable, (see comments below)

Wood-burning chimney type: Masonry, Metal with wood enclosure

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41) *Safety Hazard* - The living room fireplace was equipped with a gas burner and the chimney damper can fully close. This is a safety hazard due to the possibility of burner exhaust gases entering the living space. Modifications should be made to prevent the damper from fully closing, by installing a C-clamp safety device. A qualified contractor should repair per standard building practices so the damper cannot fully close.



Photo 41-1

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42) *Repair/Replace* - The masonry chimney crown is completely covered with moss. The condition of the chimney crown could not be inspected. Hidden cracks could exist which allow water to enter the masonry chimney. If possible, (the chimney is very tall) the moss should be cleaned off and the crown inspected for damage and repaired as needed.



Photo 42-1

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43) *Comment* - The function of the gas log burner in the livingroom fireplace could not be tested because it requires a match (open flame) to ignite the burner. Activating gas appliances with an open flame is beyond the scope of an ASHI home inspection. The operation of the gas log should be verified prior to closing.



Photo 43-1

44) *Comment* - Due to inadequate chimney access and/or chimney caps, the existence and/or condition of chimney liners could not be determined. The chimneys should be inspected by a chimney sweep prior to using the fireplaces.

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## Attic and Roof Structure

Limitations: Attic inspections are visual. Inspectors will access the attic if possible. The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation.

Attic inspection method: Viewed from hatch

Location of attic access point #A: Bedroom, Second floor

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses, Plywood sheathing

Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Required repair, replacement and/or evaluation (see comments below)

Ceiling insulation material: Mineral wool, Loose fill

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Box vents (roof jacks), Gable end vents, Eave vents (bird blocks)

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45) *Major Concern* - Evidence of rodent infestation was found in the form of feces and damaged insulation in the attic. A crawl space clean-out contractor should make repairs to remove damaged insulation, clean rodent waste, seal openings in the structure and install new insulation. Recommend following these guidelines from the Center for Disease Control:

<https://www.reporthost.com/?SEALUP>

<https://www.reporthost.com/?TRAPUP>

<https://www.reporthost.com/?CLEANUP>



Photo 45-1



Photo 45-2



Photo 45-3



Photo 45-4

## Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by floor insulation are excluded from this inspection. The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Crawl space areas should be checked annually for water intrusion, plumbing leaks and pest activity.

Crawl space inspection method: Traversed

Location of crawl space access point #A: Hall closet

Condition of floor substructure: Appeared serviceable

Beam material: Solid wood

Floor structure: Solid wood joists, Plywood

Condition of insulation underneath floor above: Appeared serviceable, (see comments below)

Insulation material underneath floor above: Fiberglass roll or batt

Vapor barrier present: Yes

Condition of vapor barrier: Appeared serviceable

Condition of crawl space ventilation: Appeared serviceable

46) *Repair/Maintain* - Some sections of under-floor insulation in the crawl space have fallen down. This may result in reduced energy efficiency. Recommend that a qualified contractor install or replace insulation as necessary.



Photo 46-1

## Foundation

Limitations: Foundation inspections are visual and limited to accessible components. Accessibility will vary due to type of foundation and other obstacles. We look for cracks and bulges during the inspection. The most common problem concerning foundations is water leakage. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Crawl space



Foundation/stem wall material: Poured in place concrete

Footing material: Poured in place concrete

Anchor bolts or hold downs for seismic reinforcement: Installed

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47) *Appeared Serviceable* - The structure appears to be square and level. No cracks were observed in the foundation. Many foundation walls below the house were obscured by the vapor barrier. The inspector was unable to evaluate these areas. They are excluded from this inspection.



Photo 47-1



Photo 47-2

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This report has been prepared for the sole and exclusive use of the client listed in the report title. This report is not to be sold or transferred. Use of this report by any unauthorized persons is prohibited. All concerns noted in this report should be reviewed and repaired by licensed and bonded WA state contractors per standard building practices.

*Brad Albin*

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Washington State Licensed Home Inspector #239



### Summary

Client(s): Tang Wen

Property address: 10716 - 51st St NE  
Kirkland Wa 98011

Inspection date: Tuesday, January 7, 2025

This report published on Thursday, January 16, 2025 8:26:18 AM PST

The summary report lists significant concerns observed during the inspection. The summary report helps separate the most urgent repair items from other concerns found during the inspection. The full inspection report contains the complete description of the house and all noted concerns and comments. The full inspection report should be reviewed before making your final decisions about the condition of this property.

This report is not to be sold or transferred by the client. The client agrees to indemnify and hold harmless RII, its agents and employees for and against any claims of third parties against RII arising out of or related to the inspection report. RII reserves all copyrights to the inspection report.

The summary report is limited to an impartial opinion which is not a warranty that items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection, or which may have existed in the past, or may exist in the future. The summary report is subject to the terms and conditions of the Inspection Agreement signed by the client. All concerns noted in this report should be reviewed and repaired by licensed and bonded WA state contractors per standard building practices

Concerns are shown and sorted according to these types:

Safety Hazard	Any item that was identified as a safety hazard is to be considered harmful or dangerous to its occupants due to its presence or absence in the structure. These items should be corrected at this time.
Major Concern	Any item identified as a major concern is either significantly affecting habitability of the structure and/or can be expensive repair or replace. These items should be corrected at this time.
Minor Concern	A minor concern does not significantly affect habitability of the structure, but is an important repair. These items should be corrected at this time.
Repair/Replace	Recommend repairing or replacing the noted concern as soon as possible.
Repair/Maintain	Recommend repairing or replacing the noted concern in the near future.
Maintenance Item	Any item identified as a maintenance item is considered routine repairs for a house. These items can become larger concerns if not corrected.
Monitor	The inspected item was nearing the end of its service life, but is not significantly impeding habitability or unsafe. The item could have hidden defects. Future replacement may be needed.
Appeared Serviceable	The inspected item was operating correctly in response to normal operating controls and appeared in good working condition. No significant deficiencies were noted at the date and time of the inspection.
Comment	Additional information, upgrade items or excluded items.
Conducive conditions	Conditions conducive for wood destroying organisms (Wood destroying ants, termites or wood rot)

## Grounds

2) *Minor Concern* - Settlement was observed in the entry walk, between the entry porch and the driveway. Part of the driveway has also settled with the walk. Typically, these areas have settled and stopped. The settled walk sections have created trip hazards at the entry porch and the driveway. For safety reasons, recommend repairing these areas to eliminate the trip hazards. For example; by using slab jacking techniques to raise the settled walk and driveway sections. Recommend that a qualified contractor repair this concern as necessary.



Photo 2-1 Trip hazard at concrete divider.



Photo 2-2 Settled walk section.



Photo 2-3 Trip hazard at concrete divider.



Photo 2-4 Cracked and settled driveway.

3) *Repair/Replace* - The fencing was damaged, falling down and/or rotted along the north sides of the property. The damaged sections should be replaced.





Photo 3-1



Photo 3-2

4) *Repair/Maintain, Conducive conditions* - Scrap/rotted wood was observed under the deck. The wood is conducive to wood destroying organisms. All scrap/rotted wood around the house and under decks should be removed.



Photo 4-1

### Exterior, Doors, Windows

11) *Minor Concern* - A) Fungal rot was found at one or more locations on the south side of the house. Rot damage was found at the: lower trim of the southwest corner of living room bump out, trim at the base of the entry porch post and at the south gable end vent above the garage doors. Additional hidden rot may exist, further investigation is advised. All rotten wood should be replaced as necessary.

B) Fungal rot was also found at the lower, corner trim adjacent to the patio door. Additional hidden rot may exist, further investigation is advised. All rotten wood should be replaced as necessary.



Photo 11-1



Photo 11-2



Photo 11-3



Photo 11-4

## Roof

13) *Repair/Maintain* - Significant amounts of debris have accumulated in the gutters and/or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. Recommend cleaning gutters and downspouts now and as necessary in the future.



Photo 13-1

14) *Repair/Maintain* - Moss was growing on the roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. For information on various moss treatment products and their pros and cons, visit:

<https://www.reporthost.com/?MOSS>



Photo 14-1



Photo 14-2

## Garage

19) *Repair/Replace* - The garage door are rusting at the bottoms (exterior) and the bottom of the middle door is broken. Recommend that a qualified contractor repair or replace and/or repair door(s) as necessary.





Photo 19-1



Photo 19-2



Photo 19-3 Damaged bottom edge of middle garage door.

20) *Repair/Replace* - The west, garage vehicle door wouldn't close with the automatic opener because the opener auto-reversed while the door was closing. This condition can be caused by photoelectric sensors being out of adjustment, the door binding, the mechanical auto-reverse sensor having problems, or other problems with the door opener or door. A garage door specialist should be retained to evaluate and repair the garage door opener and door.

## Heating System

24) *Minor Concern* - A) A fresh makeup air system was installed with a timer. The timer controls the introduction of fresh air into the heating system's return air supply and to activate one exhaust fan. This system is necessary to maintain adequate indoor air quality. Typically, these systems should be activated three times a day for roughly 2 hour per time. The client should familiarize themselves with the timer's operation and by setting the timer as necessary.

B) The air intake damper did not operate when the system was tested. Recommend that a qualified HVAC contractor evaluate and repair as necessary.



Photo 24-1 Malfunctioning fresh air intake damper.



Photo 24-2 Timer control for the fresh air system. The timer is not set for automatic operation.

25) *Repair/Maintain* - The furnace filters are dirty. Filters should be changed or cleaned every three to four months during the heating season. The filter should be changed or cleaned at this time.





Photo 25-1

## Plumbing and Fuel Systems

27) *Repair/Replace* - Insulation for one or more water supply pipes in the crawl space was missing and/or loose. Recommend replacing or installing insulation on pipes per standard building practices to prevent them from freezing during cold weather, and for better energy efficiency with hot water supply pipes.



Photo 27-1



Photo 27-2



Photo 27-3



Photo 27-4

## Electric System

30) *Safety Hazard* - Based on the age of this structure and the appearance of existing smoke alarms, the alarms have been installed more than 10 years ago. According to [National Fire Protection Association](https://www.nfpa.org), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Most manufacturers also recommend replacing the smoke alarms after ten years. Recommend replacing all hard-wired smoke detectors as recommended by NFPA. For more information, visit: <https://www.reporthost.com/?SMKALRMLS>



Photo 30-1

31) *Safety Hazard* - No carbon monoxide alarms were visible. This is a potential safety hazard. WA state requires CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms in the immediate vicinity of the bedrooms (hallways), on each level, and in accordance with the manufacturer's recommendations. Because carbon monoxide is slightly lighter than air and also because it may be found with warm, rising air, detectors should be placed on a wall about 5 feet above the floor. The detector may be placed on the ceiling. Do not place the detector right next to or over a fireplace or flame-producing appliance. Keep the detector out of the way of pets and children. For more information, visit: <https://www.reporthost.com/?COALRM>

32) *Repair/Replace* - One receptacle box was loose at the first floor, hallway wall, near the entry. This is a potential safety hazard for shock or fire. Recommend that a qualified electrician repair as necessary.



Photo 32-1

## Kitchen

35) *Repair/Maintain* - Gaps, no caulk, or substandard caulking were found between the countertop and backsplash. Water may penetrate these areas and cause damage. Recommend repairing the damaged areas as necessary. For example, by installing caulk.



Photo 35-1

## Bathrooms and Laundry

36) *Minor Concern* - The hot water, bathtub faucet at location #C (primary bathroom) was leaking. Recommend that a qualified person repair or replace handles as necessary.



Photo 36-1

37) *Repair/Replace* - Tiles in the lower, left corner of the shower enclosure at location #C were cracked. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.



Photo 37-1

38) *Repair/Maintain* - Gaps, no caulk, or substandard caulking were found between countertops and backsplashes at location(s) #C. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.



Photo 38-1



Photo 38-2

## Fireplaces and Chimneys

41) *Safety Hazard* - The living room fireplace was equipped with a gas burner and the chimney damper can fully close. This is a safety hazard due to the possibility of burner exhaust gases entering the living space. Modifications should be made to prevent the damper from fully closing, by installing a C-clamp safety device. A qualified contractor should repair per standard building practices so the damper cannot fully close.





Photo 41-1

42) *Repair/Replace* - The masonry chimney crown is completely covered with moss. The condition of the chimney crown could not be inspected. Hidden cracks could exist which allow water to enter the masonry chimney. If possible, (the chimney is very tall) the moss should be cleaned off and the crown inspected for damage and repaired as needed.



Photo 42-1

## Attic and Roof Structure

45) *Major Concern* - Evidence of rodent infestation was found in the form of feces and damaged insulation in the attic. A crawl space clean-out contractor should make repairs to remove damaged insulation, clean rodent waste, seal openings in the structure and install new insulation. Recommend following these guidelines from the Center for Disease Control:

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<https://www.reporthost.com/?TRAPUP>

<https://www.reporthost.com/?CLEANUP>



Photo 45-1



Photo 45-2



Photo 45-3



Photo 45-4

Crawl Space

46) *Repair/Maintain* - Some sections of under-floor insulation in the crawl space have fallen down. This may result in reduced energy efficiency. Recommend that a qualified contractor install or replace insulation as necessary.



Photo 46-1