

# Pacific Inspection Services

PROFESSIONAL HOME INSPECTION

3005 Hancock Street Port Townsend, Wa 98368

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## SUMMARY NOTES

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### CLIENT

John/Jane Smith

### PROPERTY

1234 24th Street

Port Townsend, Wa

Approximate Year Built: 1950

Construction Type: Stick Built

### BUYER'S AGENT

Bruce Jackson

John L. Scott

### INSPECTION DATE

10/30/2009

48 F

#### Gutters & Downspouts

**Note Number:** A-08.3a

It is recommended that all missing splash blocks be replaced at downspouts to promote proper drainage away from the foundation, (see photo #1).

#### Steps, Porches, & Decks

**Note Number:** A-09.9a

Deterioration was noted at some of the decking boards and deck fascia, (see photo #2). Recommend a licensed contractor replace all affected wood to prevent further deterioration.

#### Windows - Exterior

**Note Number:** A-10.1a

A broken pane of glass was noted at the laundry room window, (see photo #3). Recommend replacement for a safety upgrade.

### **Windows - Exterior**

**Note Number: A-10.5a**

As a part of general preventative maintenance, It is recommended to renew caulking at all window penetrations to prevent moisture entry and to increase energy efficiency, (see photo #4).

### **Exterior Walls**

**Note Number: A-12.2a**

It is recommended to apply an exterior rated primer and paint at all exposed wood to prevent premature deterioration, (see photo #5).

### **Landscaping**

**Note Number: A-18.1a**

As a matter of routine maintenance, it is recommended that bushes be cut back away from the exterior of the house to allow ventilation of the exterior surface.

### **Structural Foundation**

**Note Number: B-01.7a**

A section of the center foundation wall was noted to be under cut, (see photo #6). Recommend proper support of foundation wall section to prevent damage due to settlement.

### **Structural - Roof**

**Note Number: B-05.1a**

Inspection of the attic was minimized due to insulation. Observations were made of accessible areas only.

## **Structural - Roof**

### **Note Number: B-05.6a**

The attic contains what appears to be vermiculite insulation, (see photo #7) Not all vermiculite insulation contains asbestos but prior to its close in 1990, much of the world's supply of vermiculite came from a mine near Libby, Montana. This mine had a natural deposit of asbestos which resulted in the vermiculite being contaminated with asbestos. Attic insulation produced using vermiculite ore, particularly ore that originated from the Libby mine, may contain asbestos fibers. The EPA and NACHI recommend that I assume vermiculite insulation contains asbestos and so should you. EPA, IAC2 and NACHI strongly recommend that homeowners make every effort not to disturb vermiculite insulation in their attics.

## **Interior - Door & Windows**

### **Note Number: C-02.5a**

Although at time of construction the window heights were acceptable, it is recommended to keep a table or chair at bedroom windows for safe egress in the event of a fire.

## **Interior - Built-In Appliances**

### **Note Number: C-04.1**

The front left burner at the kitchen stove was not igniting at time of inspection. Recommend necessary repairs from Licensed appliance repair contractor. The gas to the propane cook stove located in the ADU was not turned on at time of inspection. Recommend buyers verify operation of ADU cook stove at time of final walk through.

## **Plumbing - Interior**

### **Note Number: D-01.1a**

A leak was noted at the ADU kitchen sink drain line, (see photo #8). it was noted In the ADU that the bathroom sink fixture supply line was fabricated of polybutylene. There is a body of evidence that suggests that this material is less than reliable. Buyer may wish to upgrade.

## **Heating & Air Conditioning**

### **Note Number: E-01.1a**

The wood stove was not tested for operation at time of inspection. It is recommended that the buyer have wood stoves and chimneys inspected prior to use by a certified chimney sweep. It is also recommended that buyer inquire with seller regarding proper use of wood stove water pre heat system for safety. Recommend the removal of temporary lighting chord from close proximity of electric base board heater in living area for safety, (see photo #9). Recommend cleaning the electric base board heaters prior to use.

**Electrical - Interior**

**Note Number: C-01.4a**

an uncovered junction box with non properly terminated wiring was noted in attic space, (see photo #10), Recommend a licensed electrician properly terminate wiring.