



Home Inspection Report

Prepared exclusively for
Grace Lutheran Church C/O Chad DuLac



PROPERTY INSPECTED:
**1408 Washington Street
Wenatchee, WA 98801**

Date of Inspection: 05/04/2022

Inspection No. 431136-1780

INSPECTED BY:

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Each office is independently owned and operated

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 INTRODUCTION

1.4 **Approximate Year Built**

1.4.1 Built circa 1960

*Building constructed before 1978: Identification of lead based paint, asbestos or other potentially harmful materials is beyond the scope of this inspection. Further evaluate to identify possible lead based paint or asbestos containing materials.

This building may contain lead based paint. Lead paint can be harmful when worn, in poor condition, and it is ingested. When painting, professional painters must follow lead safe regulations, which may increase the cost of services.

Older building components may have been constructed with asbestos containing products, which can be harmful if it becomes airborne and is inhaled. Encapsulating potential asbestos containing materials is a way of protection. Asbestos screening can be done by licensed asbestos contractors, who are familiar with products containing asbestos. The ways to tell if any component contains asbestos is to have a lab identify and confirm under a microscope, or if particular products were known to have asbestos content. Items such as, but not limited to: flooring, ceiling tile, popcorn ceilings, tape and insulation around ducts, or other building materials could contain asbestos.

A common issue with existing structures is that they may not meet current building codes/standards, nor are they required to be brought up to standard in most cases. Buildings were typically built to standard during the time of their construction, however they may lag behind current requirements or recommendations. Note that this inspection is not a code compliance inspection, however the inspector may suggest improvements for safety, function or structural components. The client should expect to make improvements/updates during ownership.

2.0 PROPERTY AND SITE

2.4 **Walkway(s)**

2.4.2 Consult a concrete contractor to repair damaged walkway/trip hazards for safety.

- Exterior East
- Exterior North

3.0 EXTERIOR

3.4 **Wall Surface**

3.4.1 Vinyl siding becomes brittle over time, can be affected by sun or heat exposure and is prone to damage. Monitor siding materials and repair all damaged areas for performance and to reduce pest or water access.

It is recommended to create a 6" inch gap between the ground and siding/trim. This is to limit potential damage/deterioration, reduce pest access, and for observation of the foundation. Most siding and trim manufacturers recommend a minimum 6" gap between the siding and the landscaping and at least a 1"-2" gap between a concrete slab or asphalt surface. At a minimum, all edges should be monitored and maintained/caulked and painted for water protection.

Repair missing or damaged vinyl siding and trim for water protection/continued function.

- Exterior North
- Exterior West

3.10 Exterior Storage Room

3.10.1 Consult a contractor to further evaluate and repair the slab, walls and door of the exterior storage room.

-All gaps should be sealed to limit pest access. **(Exterior North)**

4.0 ROOFING SYSTEM

4.4 Sloped Surface(s)

4.4.1 Repair damaged/missing shingles for water protection and to reduce further damage/deterioration. Consult a roofer for further evaluation and repair.

-There are several shingles with small cracks. These should be sealed for continued water protection. **(Exterior East)**

4.5 Flat Surface(s)

4.5.1 Built up roofing at the north wing of the building.

There are several areas of the roof where the gravel has worn away, and the roof surface is showing wear/alligator cracking. Further evaluation/patching recommended for intended/continued function.

4.6 Flashings

4.6.3 Small gaps in roof to wall flashing/sealant could allow for water entry into the structure. Repair recommended.

5.0 ATTIC

5.5 Ventilation

5.5.2 The underside of the roof sheathing (middle section of addition, above kitchen and foyer areas, shows signs of excess moisture in the attic (mildew/mold). Consult a contractor for further evaluation.

5.7 Sheathing

5.7.1 Mold/mildew noted on the attic sheathing (above the kitchen and foyer areas). This can be caused due to several past or present circumstances, including inadequate ventilation, loose exhaust ducts, inadequate insulation, air leaks from the interior of the house into the attic, can lights, past or present roof leaks, or a combination of several items. The color of mold is due to the type of material the mold is digesting for nutrients and is not a good indicator of the type of mold. Further evaluation/treatment recommended by a mold remediation contractor. It is recommended to have the sheathing treated to kill off any possible living mold/mildew and further evaluation/repairs performed by a licensed contractor to reduce the chance of future growth. Over time, moisture can weaken the attic sheathing. Further investigation and repair is recommended by (a) licensed contractor(s). Mold grows when moisture is present, but will cease to grow in dry conditions.

6.0 STRUCTURE

6.7 Roof Structure

6.7.1 In some locations over the northwest wing there are gaps between the rafters and ridge board. It is possible that rafters were cut short, or that some movement has occurred over time. Further evaluation recommended. Secure rafters as needed. A couple of the rafters were not nailed/secured to the ridge board.

Brackets were used above the foyer to attach the roof rafters to the ledger board at the wall. It is recommended that fasteners fill all holes for intended support.

7.0 ELECTRICAL SYSTEM

7.3 Service Entrance

7.3.2 Electric meters are located in the basement electrical room. It is the inspectors understanding that these should be located at the exterior of the building, for access by the utility company. If building modifications are made, this could be a required update. **(Basement Electrical Room)**

7.6 Distribution Panel(s)

7.6.1 Panel S:

Undersized wire/s was/were identified at one or more breakers. It is recommended to have correctly sized wire installed, or correctly size breakers to reduce the chance of electrical overheating/damage.

Stranded wire does not appear to have a good connection at breaker #8. **(Sanctuary front storage rm.)**

7.8 Receptacles

7.8.1 GFCI protection missing in one or more areas. For improved safety it is recommended to install GFCI protected receptacles at potentially wet locations.

* GFCI protection should be installed at the copy room, if use of the sink is restored.

- Basement Electrical Room
- Copy Room
- HVAC room
- Kitchen
- Multi-purpose room
- Sanctuary front storage rm.

7.8.2 Reversed-polarity receptacles should be repaired to prevent electric shock injuries. **(Sanctuary front storage rm.)**

7.8.5 Non-functioning receptacles noted. Further investigation and repair recommended. **(library)**

8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

8.1 HVAC General Comments

8.1.1 Further evaluation recommended by a licensed HVAC company. Four of the AC units did not function as intended, at the time of the inspection.

*The furnaces were not activated at the time of the inspection, as the AC units did not function as intended. There are additional notes below regarding the furnaces.

8.5 Air Conditioning System(s)

8.5.1 Both air conditioning units at the north side of the building or manufactured in 1991. Further evaluation/repair recommended. Neither one of the air conditioning units would activate at the time of the inspection, although the thermostat indicated that they were on.

Replace worn/missing insulation on the suction line, to help with system efficiency.

Because the air conditioners use the older R22 refrigerant, if replacing the A/C units, it may also be necessary to replace the furnaces and air handlers. **(Exterior North)**

8.5.2 The large air conditioner on the northwest wing of the roof was manufactured in 2004. Further evaluation/repair recommended.

Because the air conditioner uses the older R22 refrigerant, if replacing the A/C unit, it may also be necessary to replace the furnace and air handler.

The condensate line has been disconnected and deteriorated. Repair for intended function.

Replace worn/missing insulation on the suction line, to help with system efficiency.

The large air conditioner, over the north west wing was not functional at the time of the inspection. The AC unit kept cycling on and off, and the suction line was beginning to ice up. **(Roof)**

8.5.3 There are three air-conditioning units, located in the central part of the roof system. Two of the units were manufactured in 1997, and the other in 2003. Further evaluation/Repair recommended. The middle AC was not working as intended at the time of the inspection.

Because the air conditioner uses the older R22 refrigerant, if replacing the A/C units, it may also be necessary to replace the furnaces and air handlers.

Replace worn/missing insulation on the suction line, to help with system efficiency. **(Roof)**

10.0 INTERIOR

10.4 Walls / Ceilings

10.4.3 Based on the age of this building, the "popcorn" or acoustic ceiling tiles may contain some asbestos content. The only way to know for certain is to have samples tested by a lab.

Asbestos is not harmful if left alone and in good repair, but is a health concern if removing or remodeling.

Testing for asbestos is recommended. **(Various locations)**

INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

1.1.1 Thank you for selecting Pillar To Post Home Inspectors.

At your request, an inspection of the above property has been conducted. Pillar To Post Home Inspectors, independently owned by Firm Foundation Home Inspection LLC, is pleased to submit this report. This report is a professional opinion based on a visual inspection of the readily accessible components of the property at the time of the inspection. This inspection is considered a general inspection, not a complete diagnostic, exhaustive, technical or code compliance evaluation. Any recommendations in this report should be thoroughly evaluated/repaired by licensed contractors/specialists.

Please understand that there are limitations to the inspection. Many components of the property are not visible during the inspection. No historical information is known in advance of the inspection. While we can inform you about conditions and risks associated with the property, we cannot eliminate, nor assume them. This is not a building code or pass/fail inspection. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. The inspection is a snapshot in time, and as such, you may experience future issues that are not present, nor can be predicted at the time of the inspection. We do our very best to identify present issues.

Your attention is directed to your signed copy of the Visual Inspection Agreement and the Washington State Standards of Practice for Home Inspectors & Inspections. These more specifically explain the scope of the inspection and the limit of our liability in performing this inspection. The Standards of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI) prohibit us from making any repairs or referring contractors. We are not associated with any party to the transaction of this property, except as may be disclosed to you. The information provided in this report is solely for the use of the client who has signed the visual inspection agreement, and paid for the inspection. No other party is permitted to use this inspection.

1.2 Inspector

- ☑ Michael Hamilton WA Home Inspector License #1699

1.3 Scope of Inspection

- ☑ Excluded items: Irrigation, sprinkler, fire suppression, wells and septic/sewer systems, pools, spas, hot tubs, water conditioning systems, installed appliances and all related equipment of the aforementioned are outside the scope of a home inspection. Any other ancillary items are excluded. Consult appropriate contractors for further evaluation of the systems applicable to your property. Only items directly related to the main structure are inspected. Unless otherwise noted, all exterior components are inspected from the ground. Observations are not exhaustive. The inspection does not include cosmetic items, such as typical drywall or plaster cracking, minor flaws, uneven trim, standard bowing in walls and floors that is typical of using wood as a building material, squeaks in floors, paint imperfections/touch-ups, etc. Typical wear and tear that is proportional to the age of the home, structure, system or component is not documented. Inspection of outbuildings/detached shops is not included in the price of
- ☑ Inspected items include items within the Washington State Home Inspector Standard of Practice. These items are limited in scope, but include: structure, exterior, roof, plumbing, electrical, heating, air-conditioning, interior, insulation and ventilation, fireplaces, site, attached garages or carports.

1.3.1 Occupied property: The inspection has been performed at occupied property. This report is limited to deficiencies which are visible at the time of the inspection. Appliances, furniture, stored and personal items are not moved during the inspection, and limit visibility/evaluation of some components. Occupied property is subject to potential damage or deficiencies after the time of the inspection, due to use. Roofing, mechanical equipment, plumbing, structural and electrical systems, etc. can incur problems without warning.

1.4 Approximate Year Built

1.4.1 Built circa 1960

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1.5 Inspection / Site Conditions

- ⊙ Directions (exterior right, exterior left, etc.) are given based on the location of the front door, as viewed from the exterior.
- ⊙ North, East, South and West may be used for direction.
- ⊙ Approximately 60°F at inspection start.
- ⊙ Partly Cloudy

2.0 PROPERTY AND SITE

2.1 Limitations

- △ Sprinkler / irrigation systems are excluded from the home inspection.

2.2 Site Overview

- ⊙ Deficiencies, limitations or repair items in this section should be repaired by a licensed contractor, landscaper or arborist.

2.3 Landscape / Grading

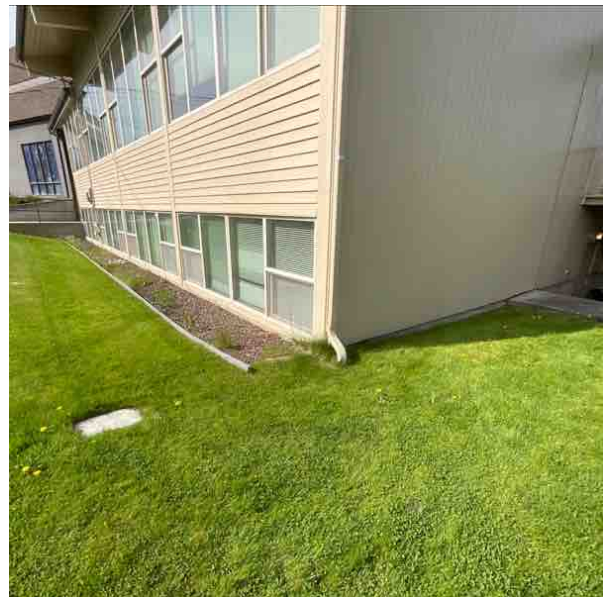
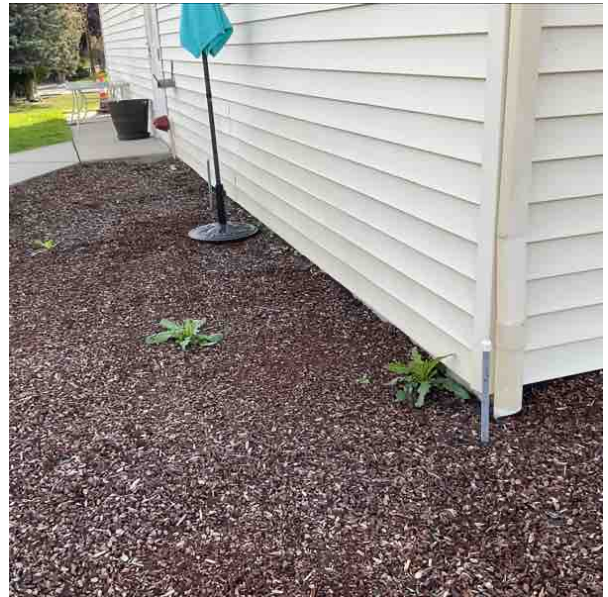
- ⊙ Any landscaping deficiencies should be evaluated/repared by licensed contractors, landscapers or arborists.

2.3.1 When watering, ensure all sprinklers spray away from the home to reduce potential water damage or intrusion.

2.3.2 The ground surface is flat or sloped toward the structure in places. Grade landscaping to slope away from the foundation/structure, to help prevent water entry and/or deterioration to the foundation. Grading should always divert water away from the home. We recommend sloping away from the structure 6 inches in the first 10 feet, or a slope of 5%, to direct water away from the structure.

- Exterior East
- Exterior North
- Exterior South
- Exterior West





2.3.3 Regularly trim and maintain vegetation away from the structure to minimize damage/wear to the structure and to discourage animal/pest activity. Creating a 12" to 16" gap is recommended. We recommend trimming back any overhanging branches. Consult a landscaping contractor or arborist as needed. **(Exterior West)**

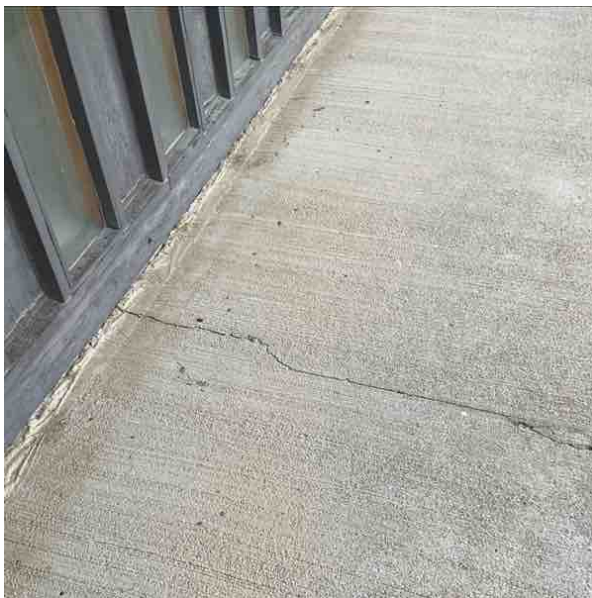


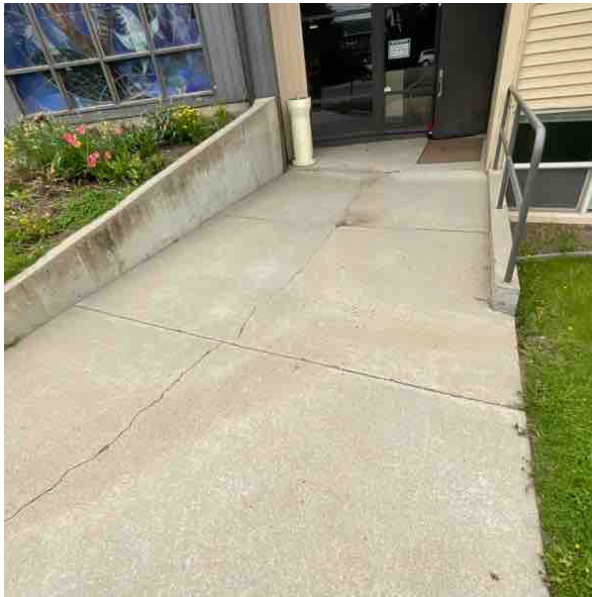
2.4 Walkway(s)

☑ Concrete

2.4.1 Seal cracks to reduce water penetration and separation/damage.

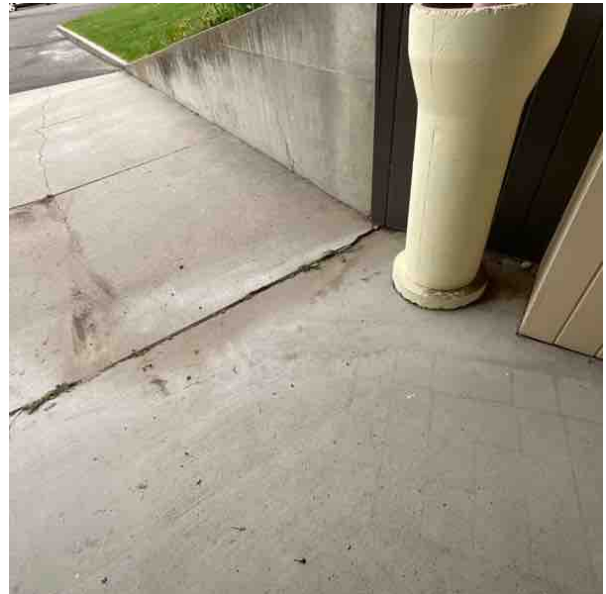
- Exterior East
- Exterior West





2.4.2 **Consult a concrete contractor to repair damaged walkway/trip hazards for safety.**

- Exterior East
- Exterior North



3.0 EXTERIOR

3.1 Limitations

- △ Conditions such as dirt, cloudiness, humidity, temperature and window accessibility may veil the condition of thermal window seals/conditions.
- △ Determining the condition or integrity of thermal window seals or safety glass is considered outside the scope of a home inspection. Cosmetic defects, such as moisture between the panes of glass may appear over time.
- △ Foundation inspection is limited due to poured concrete over some surfaces.
- △ Ground coverage limits foundation inspection.

3.2 Exterior General Comments

- ⊙ Any deficiencies noted in this section should be repaired by a licensed contractor.

3.2.1 Exterior maintenance recommended.

3.3 Foundation Surface

☑ Concrete

3.3.1 Seal minor crack(s) to reduce possible water entry into the foundation and subsequent damage. Small vertical cracks are not considered a structural defect.

- Exterior East
- Exterior North



3.4 Wall Surface

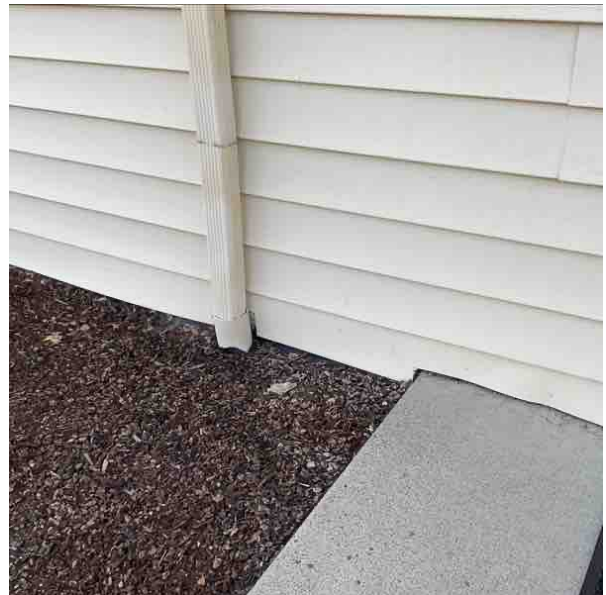
- ☑ Brick veneer
- ☑ Vinyl siding
- ☑ Wood siding

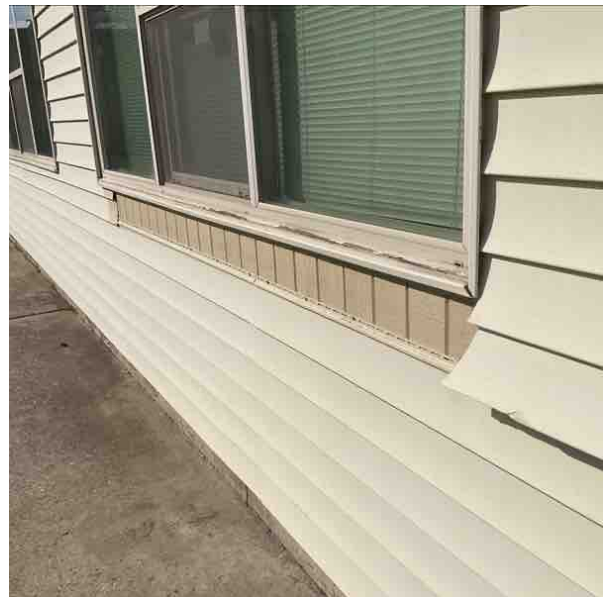
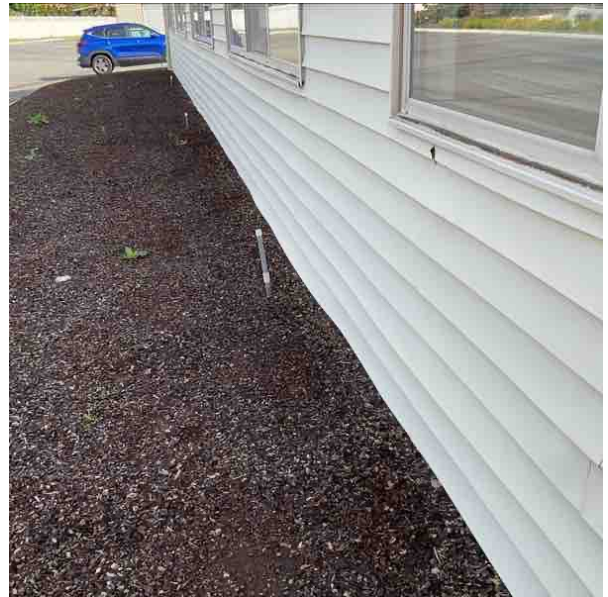
3.4.1 Vinyl siding becomes brittle over time, can be affected by sun or heat exposure and is prone to damage. Monitor siding materials and repair all damaged areas for performance and to reduce pest or water access.

It is recommended to create a 6" inch gap between the ground and siding/trim. This is to limit potential damage/deterioration, reduce pest access, and for observation of the foundation. Most siding and trim manufacturers recommend a minimum 6" gap between the siding and the landscaping and at least a 1"-2" gap between a concrete slab or asphalt surface. At a minimum, all edges should be monitored and maintained/caulked and painted for water protection.

Repair missing or damaged vinyl siding and trim for water protection/continued function.

- Exterior North
- Exterior West





3.4.2 Seal gaps at lower edges of siding to reduce rodent/pest access points.

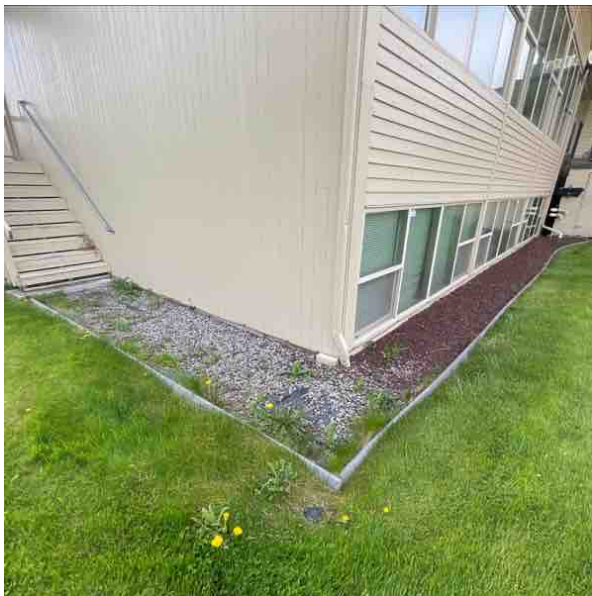
- Exterior North
- Exterior West





3.4.3 Siding or trim is in contact/close contact with the ground/landscaping. This is a conducive condition for water absorption, wood rot, rodent access. It is recommended to create a 6 inch gap between the siding and the ground to limit deterioration of the siding and possible rodent access. When removing dirt/landscaping, further investigate and repair as needed.

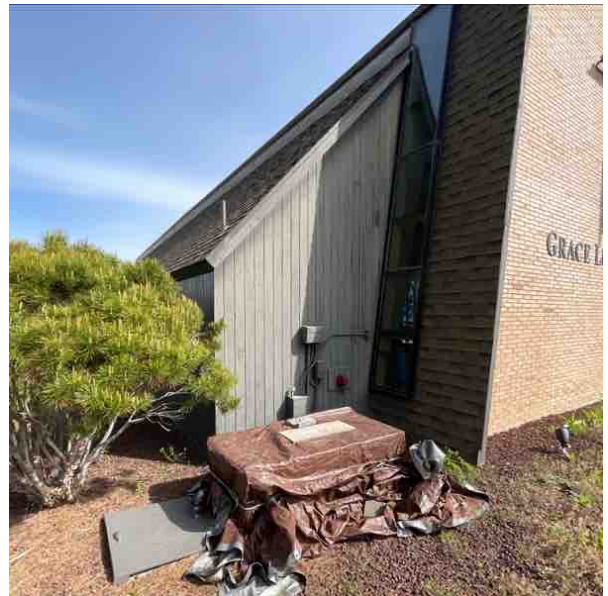
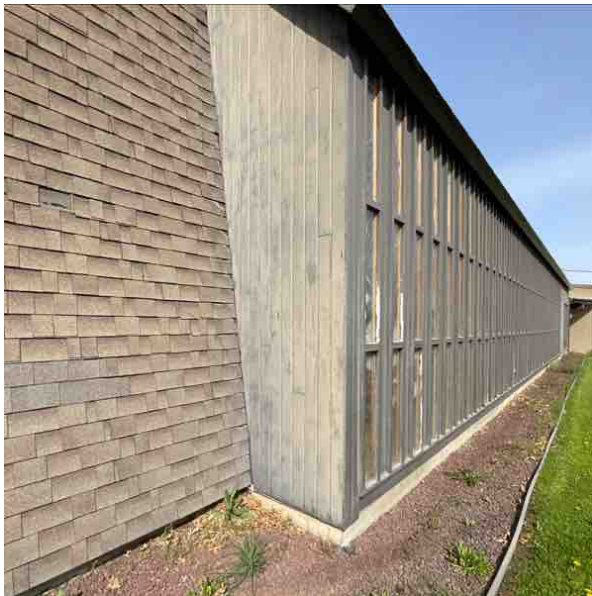
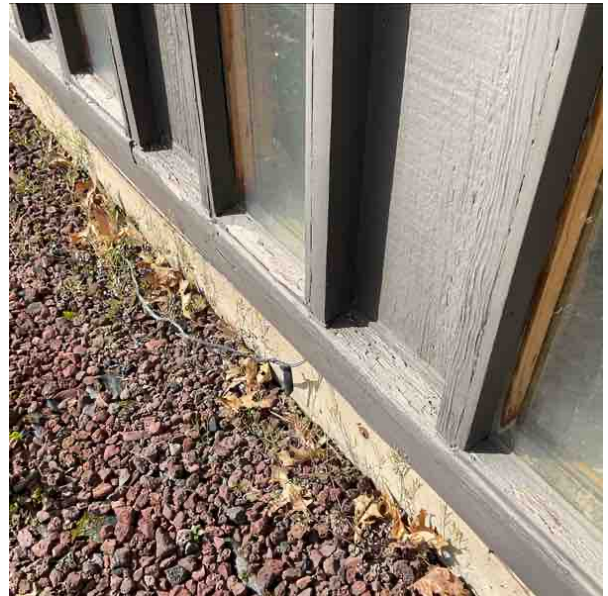
- Exterior East
- Exterior North
- Exterior West





3.4.4 Peeling / fading paint noted. Caulk gaps and paint all exposed siding, for water protection.

- Exterior East
- Exterior South



3.5 Eaves / Fascia / Soffit

☑ Wood

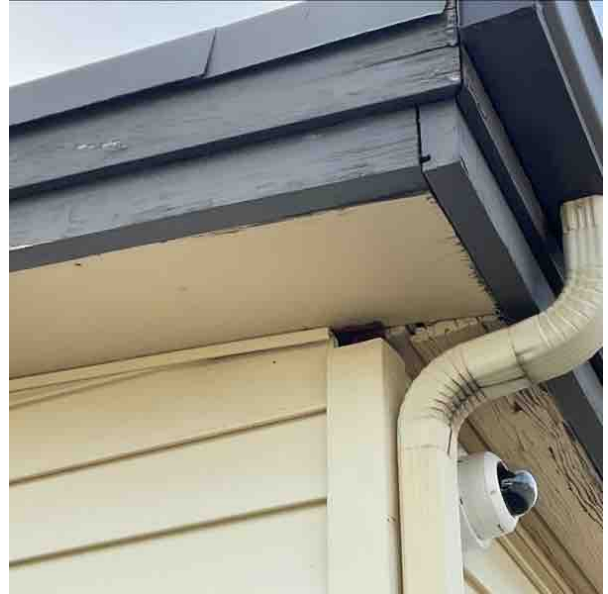
3.5.1 Fascia and soffit boards show signs of water absorption/deterioration. Peeling paint observed. We recommend caulking and painting for water protection. Repair damage for continued function.

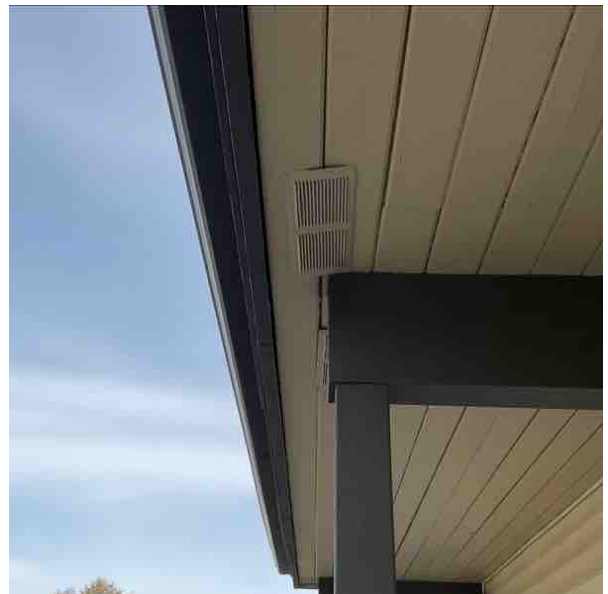
- Exterior East
- Exterior North
- Exterior South
- Exterior West



3.5.2 Seal all gaps to reduce potential pest/bee/wasp entry.

- Exterior North
- Exterior West





3.6 Trim

☑ Wood Trim

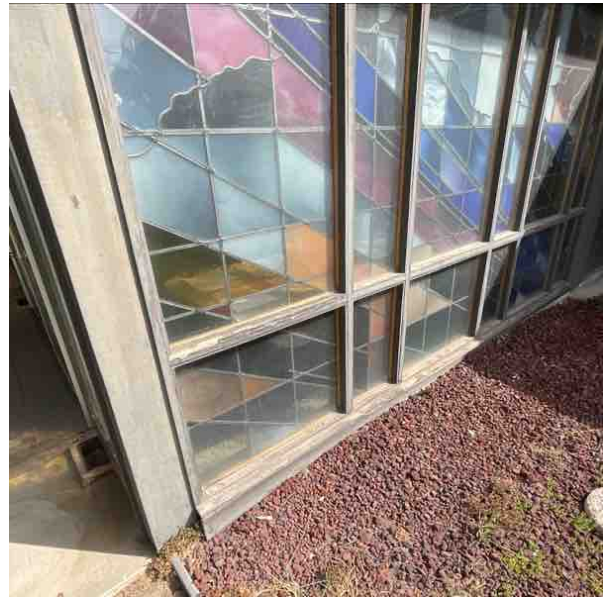
3.6.1 Touch up caulk and painting recommended for water protection.

- Exterior East
- Exterior North
- Exterior South
- Exterior West



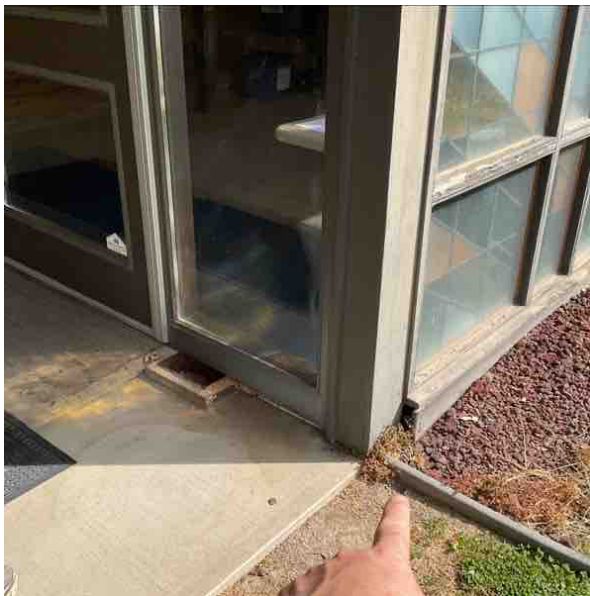
3.6.2 It is recommended to install flashing over top edges of trim, to reduce the chance of moisture getting trapped between surfaces and potential water related damage.

- Exterior East
- Exterior West



3.6.3 Repair loose trim to reduce potential pest access near the west main entrance.

Gaps below the metal trim can allow for pest access/activity. **(Exterior West)**



3.7 Windows

- ☑ Conditions such as dirt, cloudiness, humidity, temperature and window accessibility may veil the condition of thermal window seals/conditions.

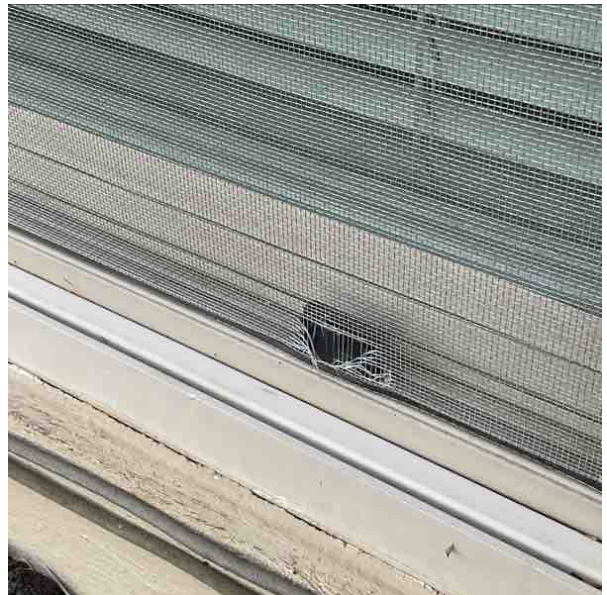
3.7.1 Caulking improvements recommended in several areas to keep water out of the building envelope.

- Exterior East
- Exterior North
- Exterior South
- Exterior West





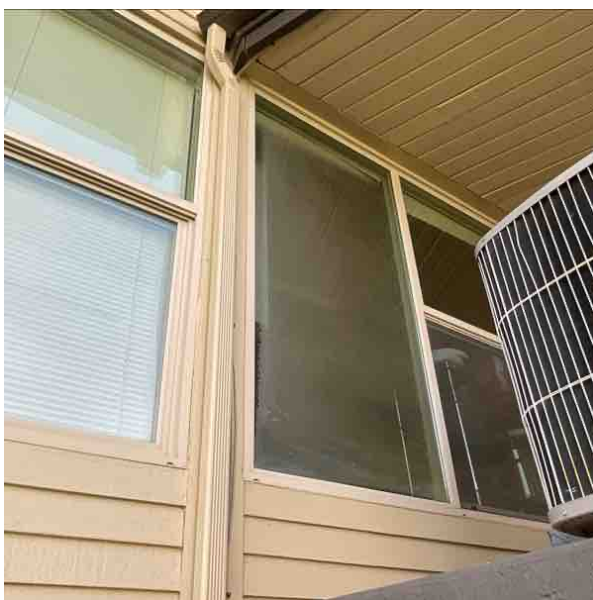
3.7.2 Provide window screens, where missing or damaged, as desired for function. **(Exterior North)**

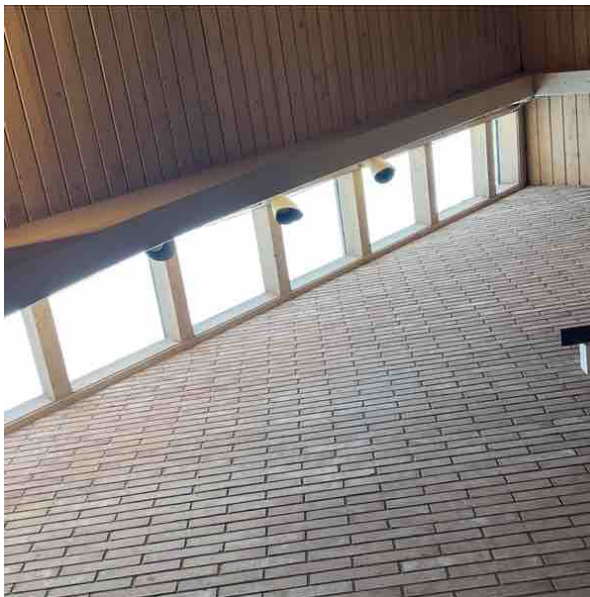
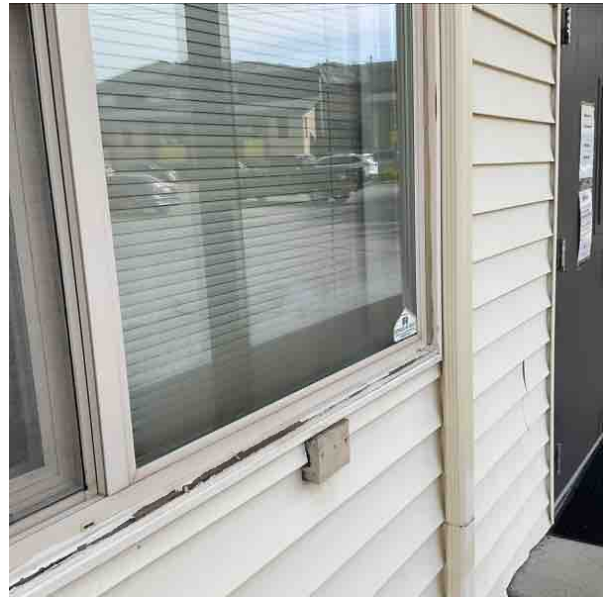




3.7.3 Although determining the condition of thermal window seals is outside the scope of a the inspection, it appears that some windows have moisture between the panes of glass. This is generally considered a cosmetic condition. To repair, windows have to be replaced . Consult a window contractor for further evaluation and repair.

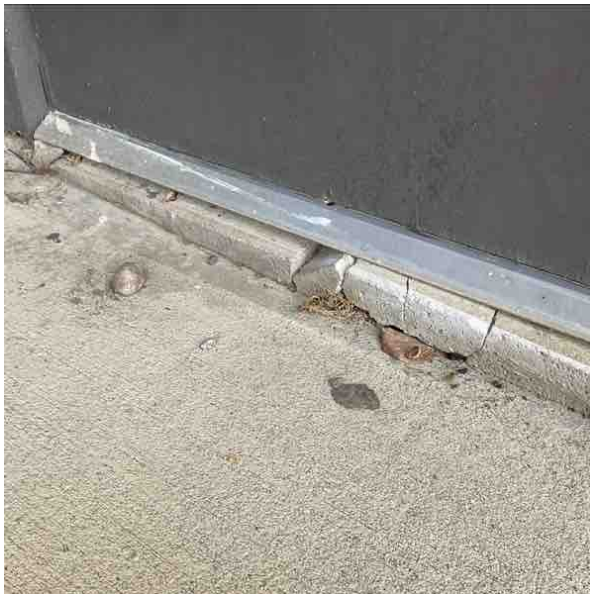
- Exterior North
- Exterior South
- Exterior West





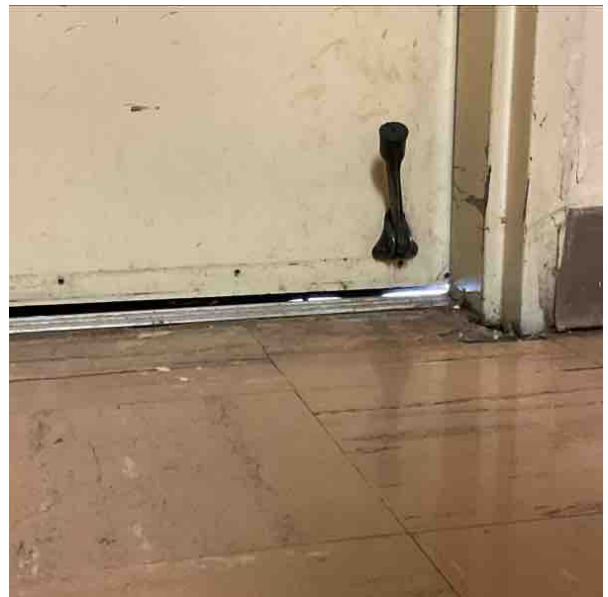
3.8 Exterior Doors

3.8.1 Repair cracked concrete at the door threshold, on the west side of the sanctuary for continued function.
(Exterior West)



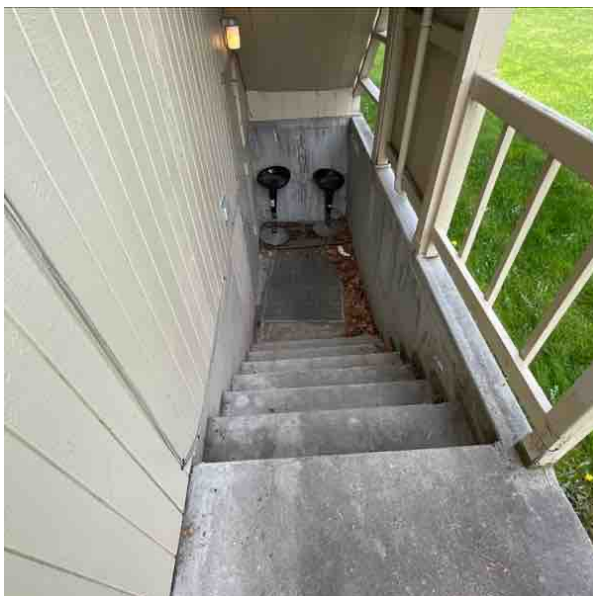
3.8.2 Install new weatherstripping at exterior doors, where gaps can be seen, or where weatherstripping is missing or worn. This will help eliminate an entry way for unwanted pests, limit air exchange, and promote a more comfortable environment.

- Exterior North
- Exterior West



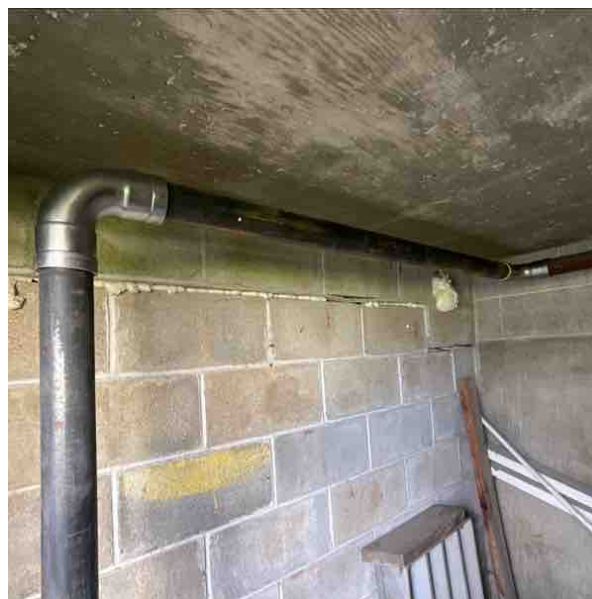
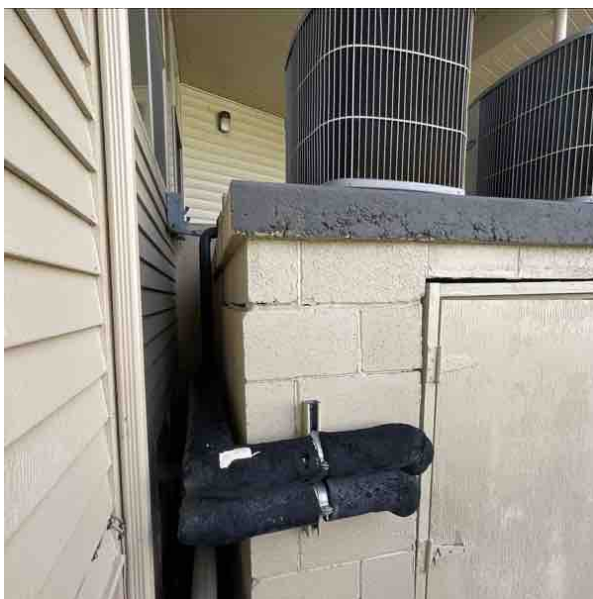
3.9 Basement Walkout

3.9.1 Installation of graspable railing is recommended for trip/fall safety. **(Exterior North)**

**3.10 Exterior Storage Room**

3.10.1 Consult a contractor to further evaluate and repair the slab, walls and door of the exterior storage room.

-All gaps should be sealed to limit pest access. **(Exterior North)**





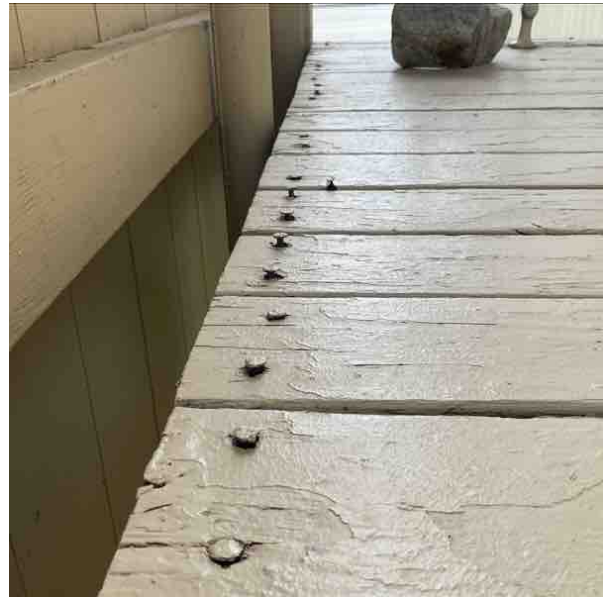
3.11 Staircase / Fire Escape

3.11.1 Spacing between balusters should be no more than 4 inches apart for safety. Repair as needed.

Maintenance at steps recommended. Paint/stain as needed.

Protruding nails should be reset for safety and function. **(Exterior North)**





4.0 ROOFING SYSTEM

4.1 Limitations

- △ Roof pitch

4.2 Roofing General Comments

- ☑ Determining the age or expected remaining life of roof coverings is beyond the scope of a home inspection.
- ☑ Roof covering materials and methods of installation vary. All have limited warranties. Every roof is only as good as its waterproof membrane, which is concealed and cannot be examined without removal of the roof covering material.
- ☑ All roofing component deficiencies, repairs or limitations in this section should be further evaluated and repaired by a licensed roofing contractor.

4.3 Roofing Inspection Method

- ☑ Walked on roof surface.
- ☑ Inspected from roof edge, due to height, material and/or slope.
- ☑ Inspected from ground with camera zoom/binoculars, due to roof height, material and/or slope.

4.3.1 Flat surfaces were traversed, and steep slope surfaces were viewed from roof edges and the ground.

4.4 Sloped Surface(s)

☑ Asphalt shingles

4.4.1 **Repair damaged/missing shingles for water protection and to reduce further damage/deterioration. Consult a roofer for further evaluation and repair.**

**-There are several shingles with small cracks. These should be sealed for continued water protection.
(Exterior East)**

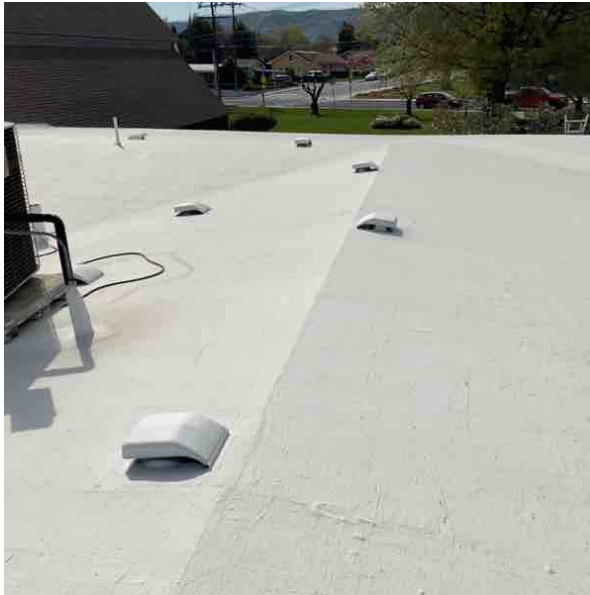


4.5 Flat Surface(s)**4.5.1 Built up roofing at the north wing of the building.**

There are several areas of the roof where the gravel has worn away, and the roof surface is showing wear/alligator cracking. Further evaluation/patching recommended for intended/continued function.



4.5.2 The roof at the northwest wing appears to be constructed of plywood, which is coated with a protective paint/sealant. This roof appears to be in generally good condition. Monitor and maintain for continued function.



4.6 Flashings

- ✓ Chimney
- ✓ Drip edge
- ✓ Roof to wall
- ✓ Service mast

4.6.1 Secure flashing for continued function. Some loose nails/fasteners observed.

- Exterior East
- Exterior West

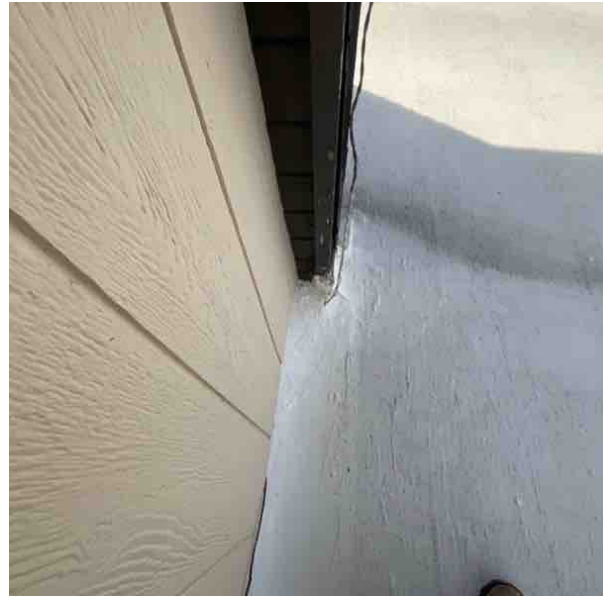


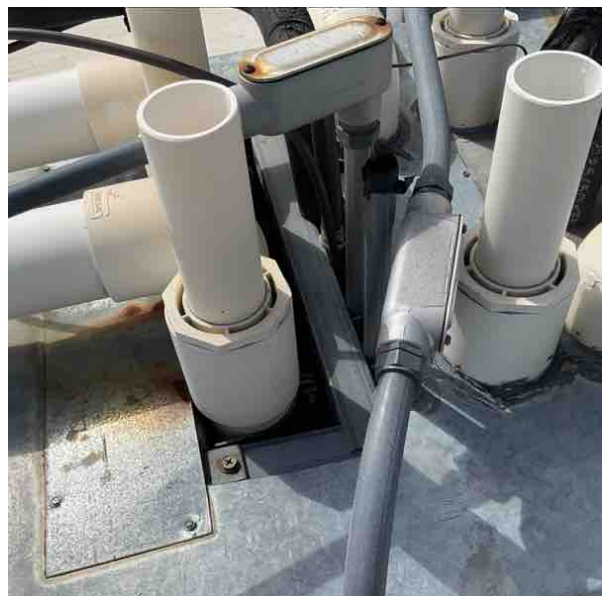
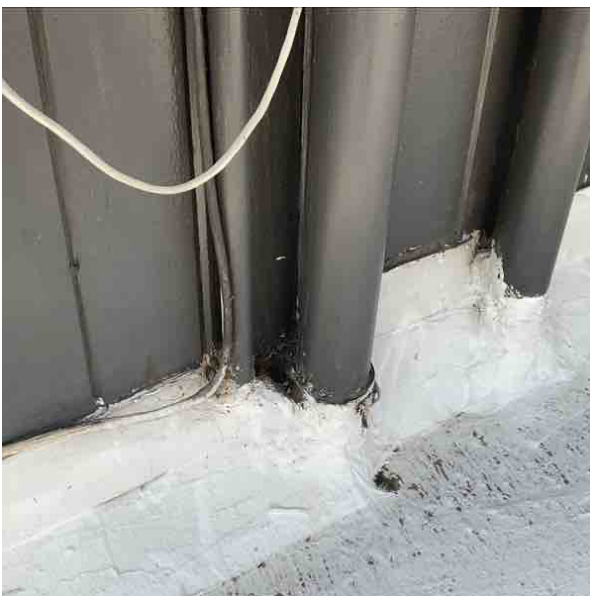


4.6.2 The plumbing stack boot should be replaced to limit water intrusion into the building, preventing water damage. **(Exterior West)**



4.6.3 **Small gaps in roof to wall flashing/sealant could allow for water entry into the structure. Repair recommended.**





4.7 Roof Drainage

☑ Metal gutters

4.7.1 Ensure gutter joints and areas behind gutters are sealed to promote intended drainage. Evidence of leaking around the building observed.

Downspouts is/are discharging water near the foundation. It is recommended to install downspout extensions to drain water away from the home, to help prevent water entry into the foundation and crawlspace / basement and to protect from possible subsequent water related issues or damage. Splash blocks are not recommended, as they tend to slope back toward the house over time.

- Exterior East
- Exterior North
- Exterior South
- Exterior West



4.7.2 Consider having gutters and downspouts with extensions installed to help drain water off of the roof and away from the structure.

- Exterior East
- Exterior West

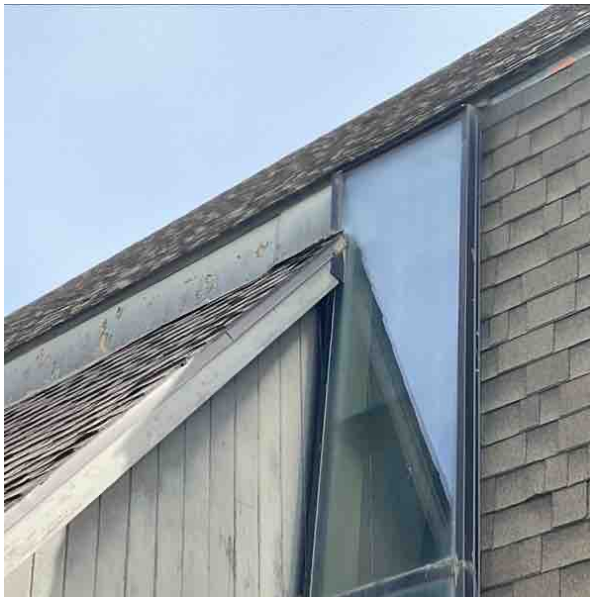


4.7.3 Downspouts is/are discharging water near the foundation or walkways. It is recommended to install downspout extensions to drain water away from the structure, to help prevent water entry into the foundation or concrete and to protect from possible subsequent water related issues or damage. Splash blocks are not recommended, as they tend to slope back toward the house over time. **(Exterior West)**



4.8 Skylight(s)

4.8.1 Heavy sealant has been used near the skylights, on the south end of the sanctuary. These areas should be monitored for effectiveness.



5.0 ATTIC

5.1 Limitations

- △ Depth is estimated, where insulation is undisturbed. Insulation levels may vary.
- △ Low attic clearances/tight spaces limit inspection.
- △ There is no accessible attic space over the fellowship hall and sanctuary.

5.2 Attic General Comments

- ⊙ All attic deficiencies, repairs or limitations in this section should be further evaluated and repaired by a licensed contractor.

5.3 Attic Access

- ⊙ Ceiling Hatch

5.4 Insulation

- ✓ Approx. 8-12 inches of insulation
- ✓ Fiberglass
- ✓ Insulation depth is estimated where insulation is undisturbed. Insulation levels may vary.

5.4.1 Install insulation around ceiling fans and air ducts, to limit heat loss and possible condensation in the attic.



5.5 Ventilation

- ✓ Gable end
- ✓ Roof jacks
- ✓ Soffit

5.5.1 Gable end and soffit venting at the north west wing.

5.5.2 **The underside of the roof sheathing (middle section of addition, above kitchen and foyer areas, shows signs of excess moisture in the attic (mildew/mold). Consult a contractor for further evaluation.**

5.6 Exhaust Duct

5.6.1 Exhaust duct venting to the exterior

5.7 Sheathing

- ☑ Plywood/OSB

5.7.1 **Mold/mildew noted on the attic sheathing (above the kitchen and foyer areas). This can be caused due to several past or present circumstances, including inadequate ventilation, loose exhaust ducts, inadequate insulation, air leaks from the interior of the house into the attic, can lights, past or present roof leaks, or a combination of several items. The color of mold is due to the type of material the mold is digesting for nutrients and is not a good indicator of the type of mold. Further evaluation/treatment recommended by a mold remediation contractor. It is recommended to have the sheathing treated to kill off any possible living mold/mildew and further evaluation/repairs performed by a licensed contractor to reduce the chance of future growth. Over time, moisture can weaken the attic sheathing. Further investigation and repair is recommended by (a) licensed contractor(s). Mold grows when moisture is present, but will cease to grow in dry conditions.**



6.0 STRUCTURE

6.1 Limitations

- △ Insulation limits ceiling structure inspection.
- △ Slab inspection is limited due to floor covering materials.
- △ The floor structure is completely or partially covered/not visible for inspection.
- △ The wall structure is completely or partially covered/not visible for inspection.

6.2 Structure General Comments

- ☑ All deficiencies, repairs or limitations in this section should be further evaluated by a structural engineer or contractor and repaired as needed.

6.3 Foundation

- ☑ Concrete

6.3.1 No significant defects identified.

6.4 Support - Post / Beam / Column

- ☑ Bearing wall central support

6.4.1 No significant defects identified.

6.5 Floor Structure

- ☑ Wood - dimensional lumber.
- ☑ Slab on grade

6.5.1 No significant defects identified.

6.6 Wall Structure

- ☑ Wood frame

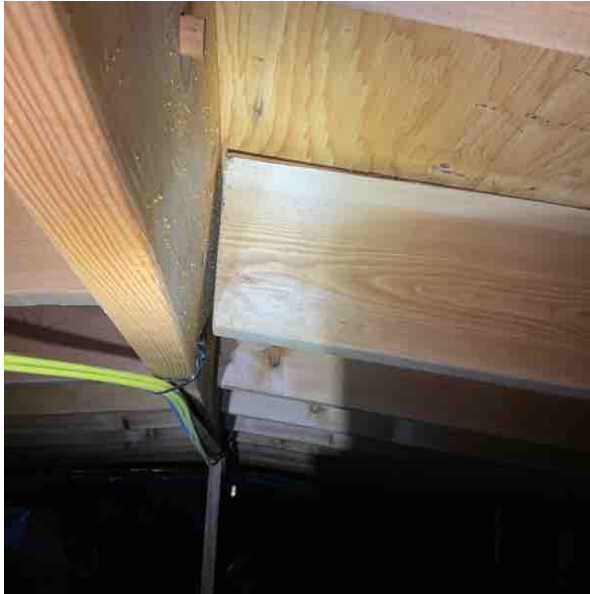
6.6.1 No significant defects identified.

6.7 Roof Structure

- ☑ Rafters
- ☑ Plywood / OSB roof sheathing.

6.7.1 In some locations over the northwest wing there are gaps between the rafters and ridge board. It is possible that rafters were cut short, or that some movement has occurred over time. Further evaluation recommended. Secure rafters as needed. A couple of the rafters were not nailed/secured to the ridge board.

Brackets were used above the foyer to attach the roof rafters to the ledger board at the wall. It is recommended that fasteners fill all holes for intended support.





6.8 Ceiling Structure

- ☑ Wood ceiling joists

6.8.1 No significant defects identified.

6.9 Basement

- ☑ Finished basement

6.10 Slab

- ☑ Concrete Slab
- ☑ Basement slab

6.10.1 No significant defects identified.

6.10.2 Minor cracks could be a sign of some minor settling. These do not appear to be a structural concern.
(Various locations)



7.0 ELECTRICAL SYSTEM

7.1 Limitations

- △ Ground path concealed

7.2 Electrical General Comments

- ☑ All electrical deficiencies, repair items or limitations noted in this section should be further evaluated by a licensed electrician, and repairs performed as needed. Upon further inspection, an electrical contractor could discover additional deficiencies that also require improvement.

7.2.1 In general, most electrical panels appear to be original to the building. They appear to be in working order, but budgeting to update panels in the future may be advisable.

7.3 Service Entrance

- ☑ Electrical service to home is by overhead cables.
- ☑ Electrical service voltage is 240 volts.
- ☑ Service entry conductors are aluminum.

7.3.1 No significant defects identified.

7.3.2 Electric meters are located in the basement electrical room. It is the inspectors understanding that these should be located at the exterior of the building, for access by the utility company. If building modifications are made, this could be a required update. (Basement Electrical Room)



7.4 Service Size

🕒 600 Amps

7.4.1 It appears that the main service size is 600 A. Contact an electrician to verify the size of the electric service.

7.5 Main Disconnect(s)

7.5.1 The main disconnects are located in the electrical room. **(Basement Electrical Room)**



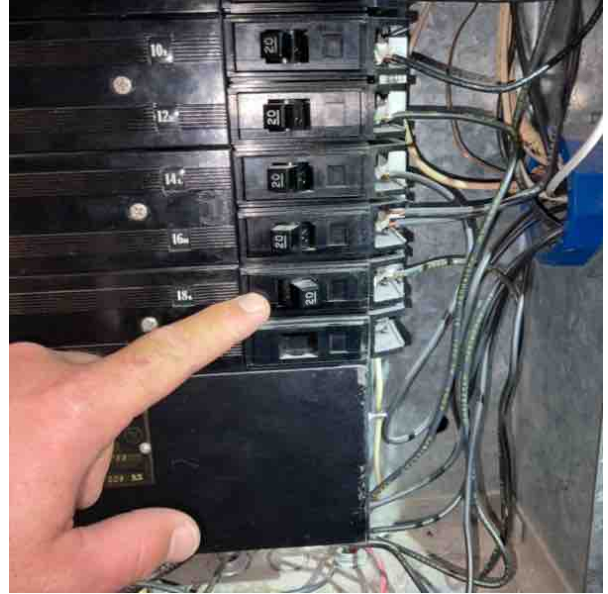
7.6 Distribution Panel(s)

☑ Breakers

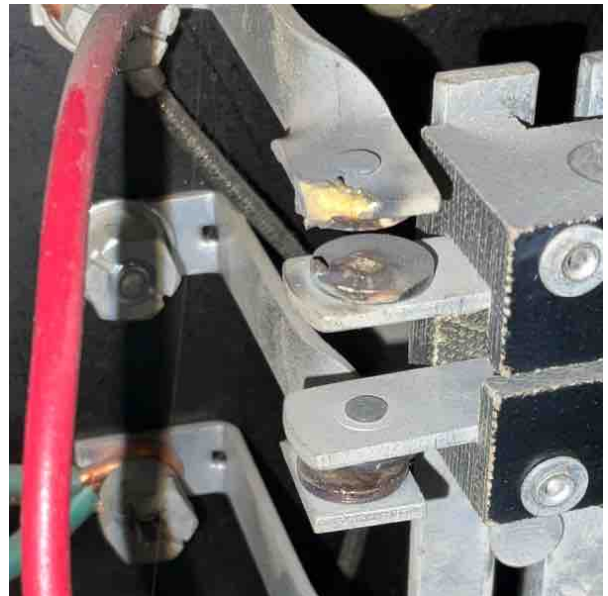
7.6.1 Panel S:

Undersized wire/s was/were identified at one or more breakers. It is recommended to have correctly sized wire installed, or correctly size breakers to reduce the chance of electrical overheating/damage.

Stranded wire does not appear to have a good connection at breaker #8. (Sanctuary front storage rm.)



7.6.2 There was an electrical buzzing noise coming from the box marked as transfer-switch. The inspector is uncertain as to what would cause this buzzing sound, or what the box is for. Some of the contacts inside the panel showed some wear/deterioration. Further evaluation recommended. **(Basement Electrical Room)**



7.7 Branch Circuit Wiring

☑ Copper wire branch circuits.

☑ Grounded wiring

7.7.1 No significant defects identified.

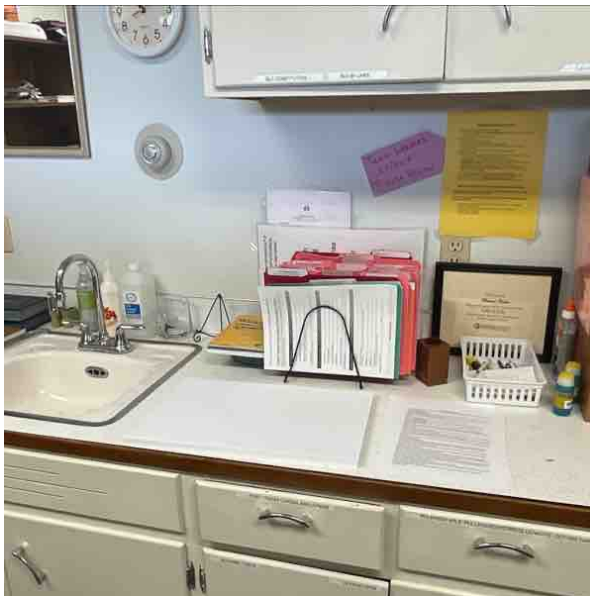
7.8 Receptacles

☑ 3 prong grounded

7.8.1 **GFCI protection missing in one or more areas. For improved safety it is recommended to install GFCI protected receptacles at potentially wet locations.**

*** GFCI protection should be installed at the copy room, if use of the sink is restored.**

- Basement Electrical Room
- Copy Room
- HVAC room
- Kitchen
- Multi-purpose room
- Sanctuary front storage rm.

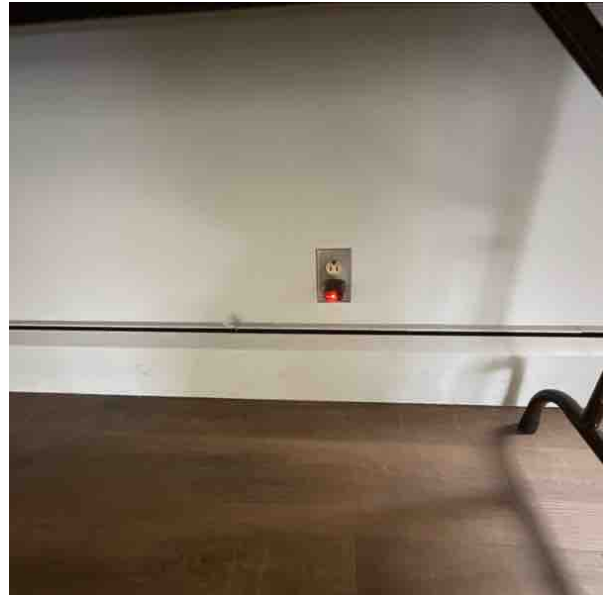


7.8.2 **Reversed-polarity receptacles should be repaired to prevent electric shock injuries. (Sanctuary front storage rm.)**

7.8.3 Receptacles with loose contacts noted. We recommend updating with tamper resistant receptacles for intended function and safety.

* Consider updating all receptacles over time.

- Basement room 1
- Basement room 5-6
- East hall
- Fellowship Hall



7.8.4 Two pronged (ungrounded) receptacles noted. This is common for a house of this age. It is recommended to consult an electrician to update receptacles and wiring to today's standards, for safety and protection of equipment that may need ground protection. Installing GFCI protection at ungrounded receptacles will provide personal protection. Any equipment that has a three prong plug in should be installed in grounded receptacles for equipment protection. **(Foyer)**



7.8.5 Non-functioning receptacles noted. Further investigation and repair recommended. (library)

7.8.6 Repair loose conduit/receptacle box for continue to function/safety. **(Basement room 5-6)**

7.9 Lighting / Ceiling Fan(s)

7.9.1 No significant defects identified.

7.10 Exhaust Fan(s)

7.10.1 No significant defects identified.

7.11 Smoke Alarms

- ☑ Testing of smoke alarms is not part of the inspection. Recommend testing regularly according to manufacturer's instructions. Consult your local fire department regarding any questions on concerns. Smoke alarms have a limited life span. Alarms that are ten years old or older need to be replaced because the sensors can wear out. (Look for the date stamp on the smoke alarm.) Test smoke alarms monthly. Vacuum your alarms monthly to remove dust and cobwebs.

7.11.1 Consider replacing smoke alarms to ensure that new, properly functioning and properly-located fire protection is in place. It is recommended for alarms to be replaced at least every 10 years. **(Various locations)**

7.12 Carbon Monoxide Alarms

- ☑ Testing of CO alarms is not part of the inspection. Recommend testing regularly according to manufacturer's instructions. Consult your local fire department regarding any questions on concerns. CO alarms have a limited life span. Alarms that are ten years old or older need to be replaced because the sensor wears out. (Look for the date stamp on the alarm.) Test smoke alarms monthly. Clean alarms monthly to remove dust and cobwebs.

8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

8.1 HVAC General Comments

- ⊙ All deficiencies, repair items or limitations in this section should be further evaluated and repaired by a licensed HVAC technician.
- ⊙ Annual service by a certified HVAC contractor is recommended on all HVAC equipment, in order to keep the systems running in optimal condition.
- ⊙ At the time of the inspection the HVAC system is tested for general function (heating/cooling). This is not a diagnostic test. For a full system diagnostic, consult an HVAC contractor for further evaluation.
- ⊙ The typical lifespan for heat pumps and air conditioning units is between 15 and 20 years, while electric furnace lifespan is typically 20-25 years. If the installed units are nearing or past these ages, it is recommended to budget for future replacement and maintenance.
- ⊙ There is no visible written record of service within the last year.

8.1.1 Further evaluation recommended by a licensed HVAC company. Four of the AC units did not function as intended, at the time of the inspection.

***The furnaces were not activated at the time of the inspection, as the AC units did not function as intended. There are additional notes below regarding the furnaces.**

8.2 Thermostat(s)

8.2.1 There are programmable thermostats located in the building.

8.2.2 Manual thermostats appear to be obsolete/no longer in use.

8.3 Energy Source(s)

- ⊙ Electricity
- ⊙ Natural Gas

8.4 Meter

- ⊙ Natural Gas

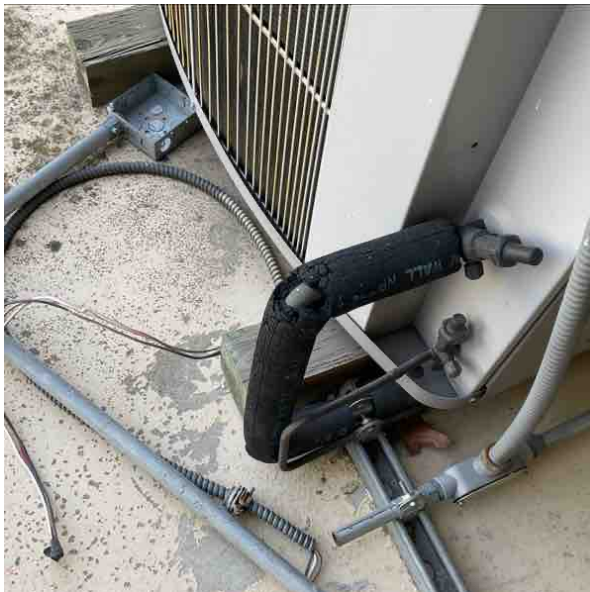
8.4.1 No significant defects identified.

8.5 Air Conditioning System(s)

8.5.1 Both air conditioning units at the north side of the building or manufactured in 1991. Further evaluation/repair recommended. Neither one of the air conditioning units would activate at the time of the inspection, although the thermostat indicated that they were on.

Replace worn/missing insulation on the suction line, to help with system efficiency.

Because the air conditioners use the older R22 refrigerant, if replacing the A/C units, it may also be necessary to replace the furnaces and air handlers. (Exterior North)





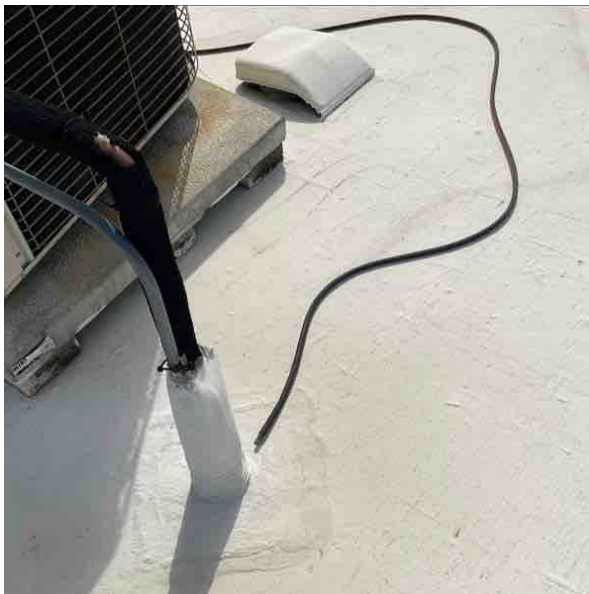
8.5.2 The large air conditioner on the northwest wing of the roof was manufactured in 2004. Further evaluation/repair recommended.

Because the air conditioner uses the older R22 refrigerant, if replacing the A/C unit, it may also be necessary to replace the furnace and air handler.

The condensate line has been disconnected and deteriorated. Repair for intended function.

Replace worn/missing insulation on the suction line, to help with system efficiency.

The large air conditioner, over the north west wing was not functional at the time of the inspection. The AC unit kept cycling on and off, and the suction line was beginning to ice up. (Roof)





8.5.3 There are three air-conditioning units, located in the central part of the roof system. Two of the units were manufactured in 1997, and the other in 2003. Further evaluation/Repair recommended. The middle AC was not working as intended at the time of the inspection.

Because the air conditioner uses the older R22 refrigerant, if replacing the A/C units, it may also be necessary to replace the furnaces and air handlers.

Replace worn/missing insulation on the suction line, to help with system efficiency. (Roof)





8.6 Forced Air Furnace(s)

8.6.1 The electric furnace was manufactured in 2003.

Because the A/C unit uses the older R22 refrigerant, if replacing the furnace, it may also be necessary to replace the A/C unit. **(Server Room)**

8.6.2 Several gas furnaces were located in the basement HVAC room. Furnaces A & A1 were manufactured in 2001, 2A and the the northwest furnace in 1997, and 2B & 1B in 1991.

Because the A/C units use the older R22 refrigerant, if replacing the furnaces, it may also be necessary to replace the A/C units. **(HVAC room)**

8.6.3 Some of the furnaces show signs of water/condensation near the exhaust fans. Service recommended for intended exhaust/function. **(HVAC room)**

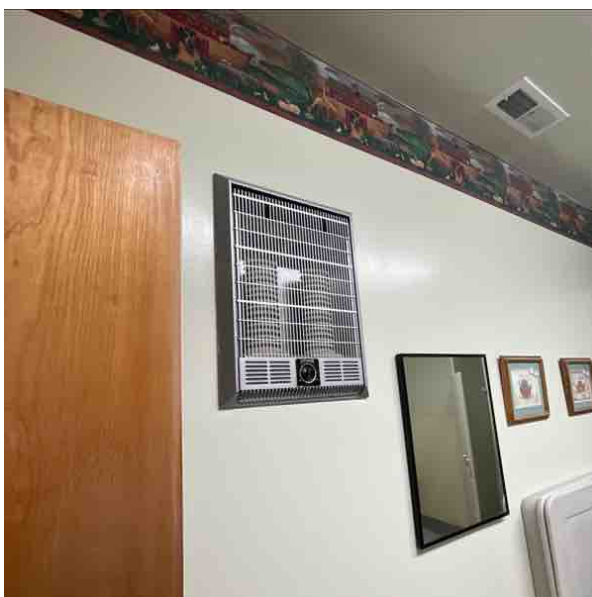




8.7 Electric Heating System(s)

8.7.1 Installed wall heaters were not functional at the time of the inspection. Further investigate/repair for function.

- Boys bathroom (east hall)
- Girls bathroom (east hall)



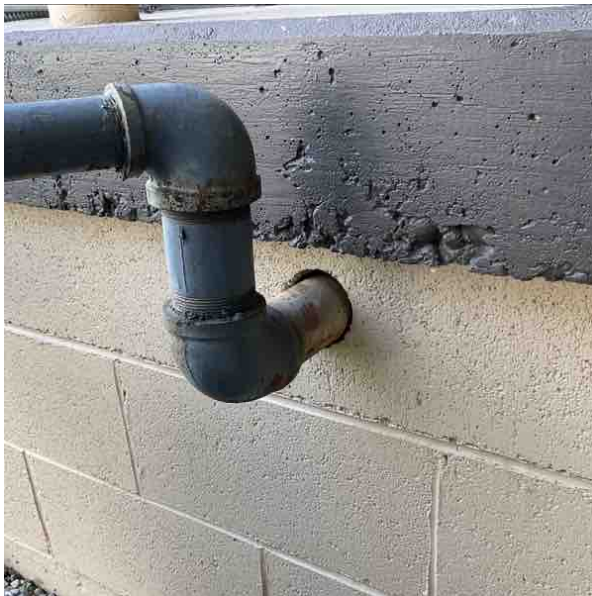
8.8 Distribution System(s)

8.8.1 White tape on ductwork could contain asbestos material. Consult an asbestos contractor for further evaluation.



8.9 Natural Gas Piping

8.9.1 Seal gaps to reduce pest access. **(Exterior North)**



8.10 Filter

8.10.1 Filters are located at the air handlers. We recommend replacing the filters every third month, or as needed. Dirty filters can affect system performance and longevity.

- HVAC room
- Server Room

9.0 PLUMBING SYSTEM

9.1 Limitations

- △ Floor drain(s) observed. Floor drain function is beyond the scope of a home inspection. Consult a plumber for further evaluation.

9.2 Plumbing General Comments

- ☑ All deficiencies, repairs or limitations in this section should be further evaluated by a licensed plumber and repaired as needed, unless otherwise noted.

9.2.1 At the time of the inspection the inspector performs an inspection based on the inspection industry's definition of a recommended water test for function and drainage of visible water lines, drains and fixtures, in order to determine function, check for leaks and water drainage. It is possible that defects/changes may occur between the time of the home inspection and possession, or be found after moving into the home, as water is more thoroughly used and waste and solids flow through drain lines. This type of use cannot be tested at the time of the inspection. Sometimes there are signs of previous leaks that are dry at the time of the inspection, or appear to have been repaired. Leaks or drainage issues may not be apparent until normal use of the water system is resumed. Inspection of these items is not a guarantee that they will work in the future.

If the home is vacant, has older plumbing pipes, a septic system, or there are large trees in the yard, or prior known plumbing issues, it is highly recommended to have a qualified company perform a sewer scope, and septic inspection (if applicable).

9.3 Water Main

- ☑ Water main is copper pipe.

9.3.1 Inspected where visible.

9.3.2 The main shut offs are located in the electrical room. **(Basement Electrical Room)**



9.4 Distribution Piping

- ☑ Interior water supply pipes are copper.
- ☑ Interior water supply pipes are plastic.
- ☑ Interior water supply pipes are galvanized steel.

9.4.1 Inspected where visible.

9.4.2 No significant defects identified.

9.4.3 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

9.4.4 Supply pipe includes some galvanized steel pipe. The average estimated lifespan of galvanized pipe is said to be about 50-75 years. Some will last longer, some less. This type of pipe corrodes/rusts from within. Decreased or blockage of water flow will happen over time. Rusty colored water may be visible from faucets when water is left standing for periods of time. This is not a health hazard, but it is recommended to run water through the pipes until it clears. It is recommended to budget for replacement. Monitor for leaks and consult a plumber as needed.

9.5 Drain, Waste, and Vent Piping

- ✓ Plastic
- ✓ Cast iron
- ✓ Galvanized steel

9.5.1 Inspected where visible.

9.5.2 No significant defects identified.

9.5.3 Both galvanized and cast iron drain pipe were observed. Galvanized pipe has a typical life expectancy of 50-75 years, while cast iron can last for 75 years, and sometimes longer in some applications. It is recommended to monitor these pipes for potential leaks, and to budget for replacement. Cast iron drains are susceptible to corrosion and fracture, and therefore the likelihood of damage over time increases. Consult a plumber for repair/replacement.

9.6 Water Heating Equipment

- ✓ The typical lifespan of a water heater is between 10-15 years.

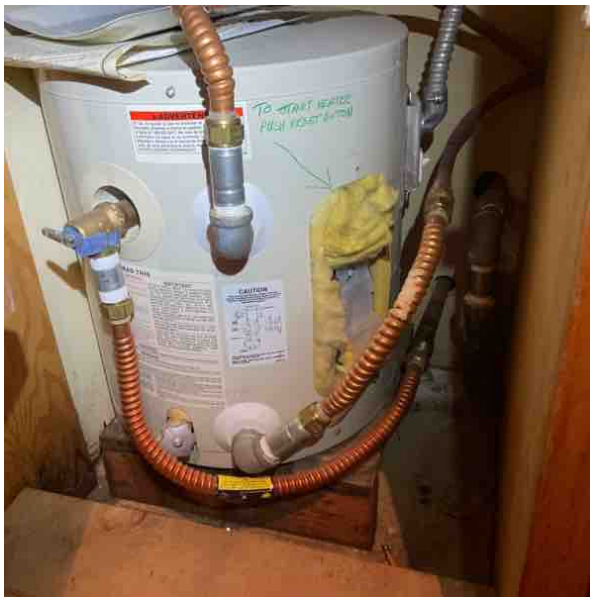
9.6.1 The generally accepted safe water temperature is 120 degrees Fahrenheit. The water temperature was not measured. If you feel the water is too hot, adjust the temperature on your hot water tank thermostat(s).

9.6.2 There are small electric water heaters (under 10 gallons) installed at the sanctuary storage room, the multipurpose room and HVAC room.

The water heater in the multi-purpose room was manufactured in 2001. The age of the water heater in the sanctuary storage room was not determined. The water heater in the HVAC room was manufactured in 2012.

Install electrical cover plate for improved safety at the storage room.

- HVAC room
- Multi-purpose room
- Sanctuary front storage rm.



9.6.3 There are two side-by-side 50 gallon electric hot water tanks located in the HVAC room. The newer tank was manufactured in 2013, while the older tank was manufactured in 2002. **(HVAC room)**

9.7 Hose Bib(s)

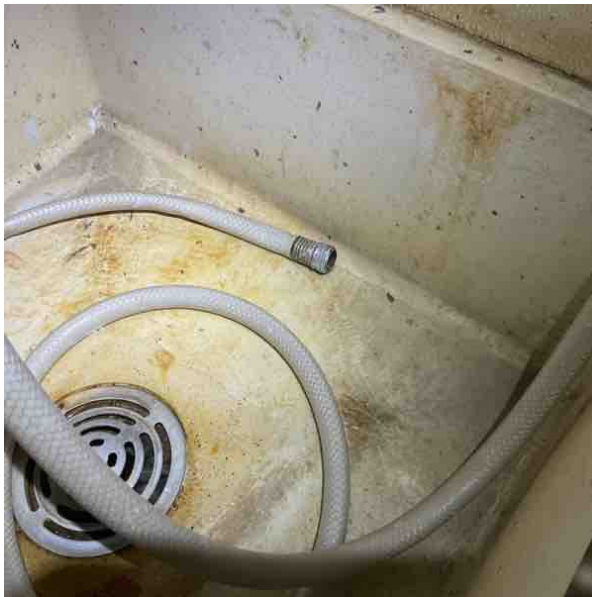
9.7.1 No significant defects identified.

9.8 Sink(s)

9.8.1 Clean, repair or replace sink sprayer for function. **(Kitchen)**



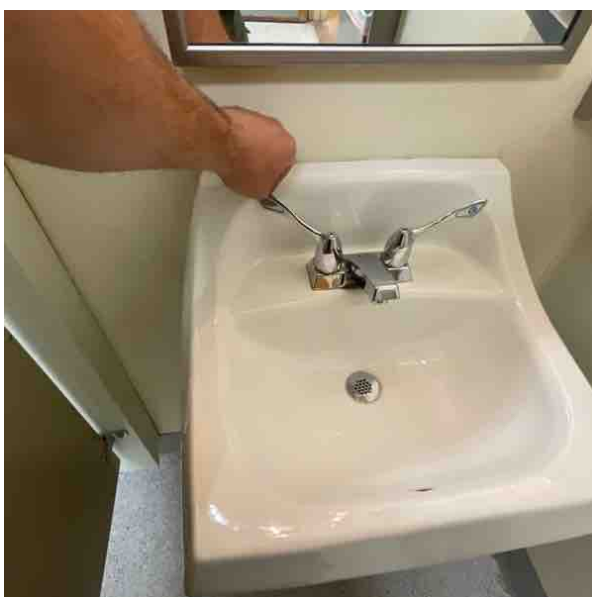
9.8.2 There is a drip/leak at the sink faucet. Repair valves reduce water loss. **(Custodial supply room)**



9.8.3 Water was turned off to the sink in the copy room. It appears that there has been a past leak. Repair as needed. **(Copy Room)**



9.8.4 The hot water sink handle is functional, but can be pushed back further than the cold handle. Monitor for continued function. **(Girls bathroom (east hall))**



9.8.5 The sink drains slowly. Clean/repair for improved function. **(Basement Electrical Room)**



9.9 Toilet(s)

9.9.1 No significant defects identified.

10.0 INTERIOR

10.1 Limitations

- △ Furniture, stored and personal items are limiting to the inspection.
- △ Not all rooms were accessed at the time of the inspection.

10.2 Interior General Comments

- ☑ All deficiencies, repairs or limitations in this section should be further evaluated by appropriate licensed contractors and repaired as needed.
- ☑ Cosmetic items such as typical drywall or plaster cracks, paint defects, floor squeaks and normal wear and tear are not noted.

10.2.1 There were rodent traps placed in various locations throughout the church. See exterior comments regarding potential access points.

10.3 Floors

10.3.1 Carpet stretching recommended to limit wear and tear and possible trip hazards. **(Pantry)**

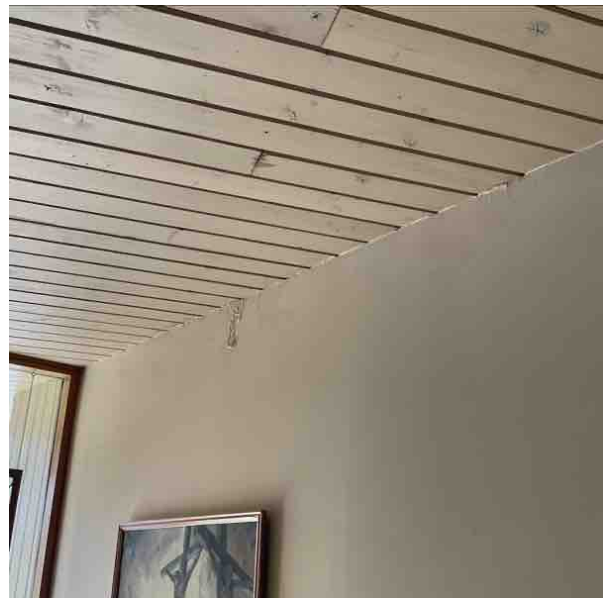


10.3.2 Some floor tiles are missing or show minor damage. Repair/replace as desired. **(Various locations)**



10.4 Walls / Ceilings

10.4.1 Evidence of past water entry at the east entrance/foyer. At this time there is no sign of current moisture on the wall or in the attic. **(Foyer)**





10.4.2 Minor drywall cracks observed. These do not appear to be structurally Significant. Consult a drywall contractor to repair as desired. **(Pantry)**



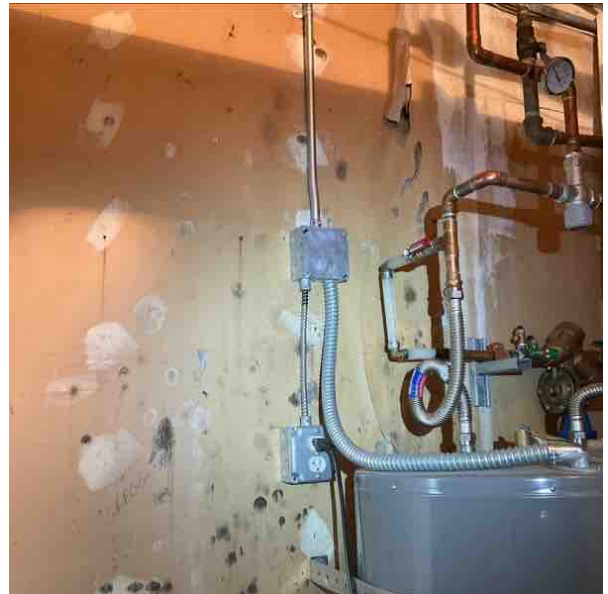
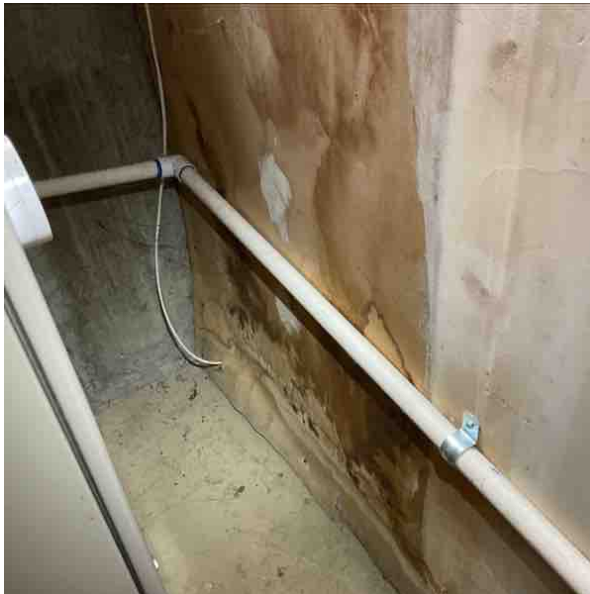
10.4.3 Based on the age of this building, the "popcorn" or acoustic ceiling tiles may contain some asbestos content. The only way to know for certain is to have samples tested by a lab. Asbestos is not harmful if left alone and in good repair, but is a health concern if removing or remodeling. Testing for asbestos is recommended. **(Various locations)**

10.4.4 Repair minor wall/ceiling damage as desired.

- Basement room 1
- Basement room 5-6



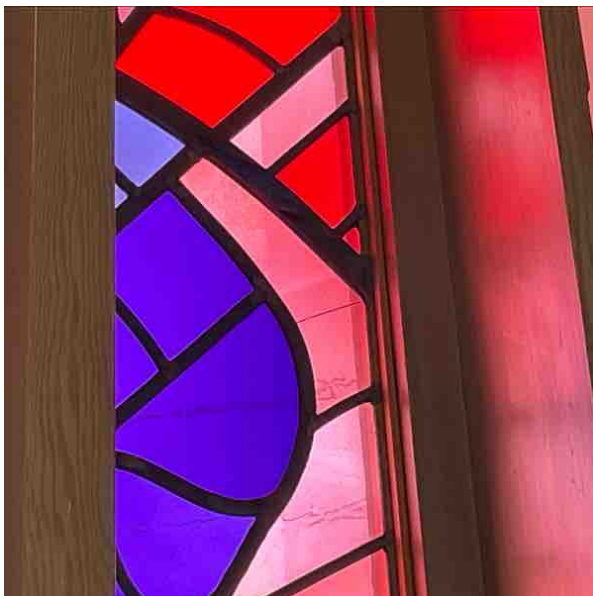
10.4.5 Interior walls show damage and show signs of past water entry/mold and mildew. Repair recommended to promote health. **(HVAC room)**



10.5 Windows

☑ Window shades/coverings are not considered part of the inspection.

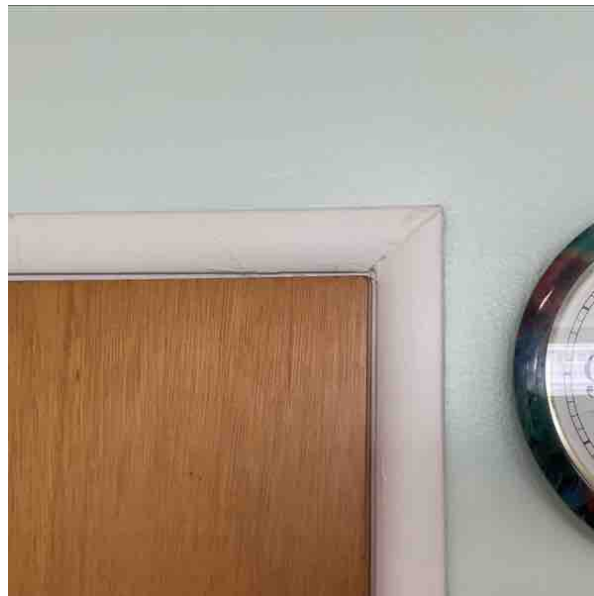
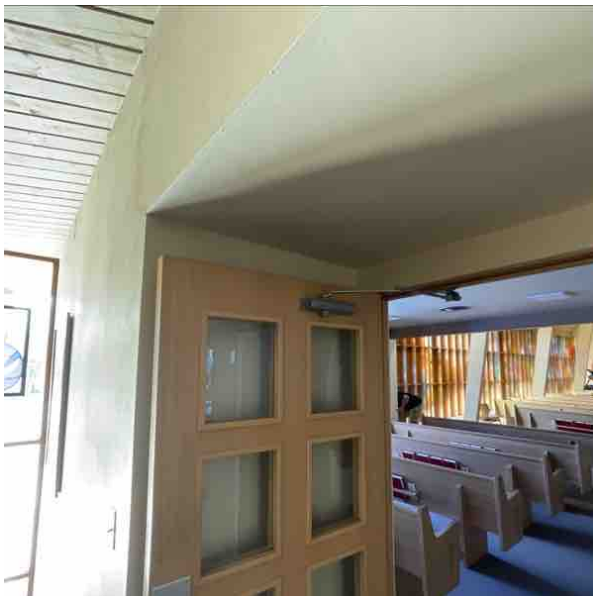
10.5.1 Minor crack/s at stained glass. Monitor/repair as desired. **(Sanctuary)**



10.6 Doors

10.6.1 Repair or adjust door hardware for intended function.

- Basement room 1
- Basement room 5-6
- Copy Room
- Meeting 3
- Sanctuary
- Sanctuary front storage rm.





10.6.2 Install door stopper mechanisms to protect doors and walls from damages. **(Various locations)**

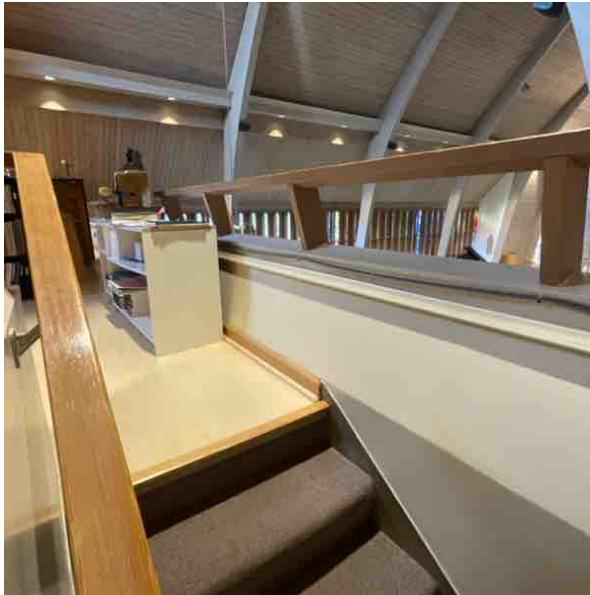
10.7 Stairs / Railings / Guardrails

10.7.1 It is recommended that spacing between balusters be no greater than 4 inches for safety. Consult a contractor for repair.

- East entrance
- Foyer



10.7.2 The guardrail/wall could be considered a safety hazard, due to the wall height below the top rail.
Repair recommended for improved safety. **(Balcony)**



10.8 Countertops / Cabinets

10.8.1 Some doors/drawers should be adjusted for intended function. **(Kitchen)**

11.0 APPLIANCES

11.1 Limitations

- △ Commercial convection oven not tested.
- △ Commercial dishwasher not tested.

11.2 Appliance General Comments

- ☑ The Washington State Home Inspector Standard of Practice does not include testing of appliances. Some of the installed appliances listed below may have been tested. Appliance testing performed in this inspection is a basic functional test of certain built in appliances. Not every function or cycle is tested, and the accuracy of temperature control is not determined. Intermittent problems may not be detected in this inspection. Older appliances may be unreliable and past expected service life. Most manufacturers do not guarantee their products for more than a couple/few years, nor do we. Some appliances may not be tested during the inspection. We recommend investing in a home warranty designed for repair or replacement of mechanical item failures. No warranties concerning satisfactory operation are given. Appliances are not moved during the inspection. Any repairs should be performed by an appliance repair technician, unless otherwise noted.
- ☑ Auxiliary appliances, such as hot water dispensers, wine refrigerators, extra refrigerators/freezers, central vacuum systems, etc. are not assessed.
- ☑ If any appliances are included in the home transaction, it is recommended to confirm function before closing.

11.3 Refrigerator

11.3.1 No significant defects identified.

11.4 Ranges / Ovens / Cooktops

11.4.1 No significant defects identified.

11.5 Range Hood

11.5.1 We recommend installing a power kitchen vent to limit interior moisture. Consult a contractor for further evaluation/installation. **(Kitchen)**

12.0 GENERAL COMMENTS ABOUT THIS INSPECTION

12.1 General Comments

- ☑ Please Note: This inspection report is for the benefit of the named client only, and remains the property of Pillar To Post Home Inspectors. Use by any other party in any transaction other than for the named client is strictly prohibited. If you have any questions about this, please call Michael Hamilton: 509-393-2525.
- ☑ Thank you for choosing Pillar To Post Home Inspectors. It was a pleasure inspecting for you. If you have any questions about this report, please don't hesitate to contact the inspector:
michael.hamilton@pillartopost.com Office: 509-393-2525 Cell:509-393-0011 For your future inspection needs we would be honored to have your repeat business. We would love to have a positive review from you on Google and Facebook. <https://www.facebook.com/pillartopostprofessionalhomeinspection>