



Your Home Inspection Report



2330 Bayview Pl, Everett, WA 98023

4/01/2024 11:00am – 1:00pm

Client Present: Yes

Broker Present: No

Summary reviewed with client: Yes

Z-Home Inspections

Rodney Zimmerschied Licensed Home Inspector Lic.#2387

253-677-7731

Milton, WA 98354

z.homeinspections@gmail.com

Z-Home Inspections

Residential Home Inspection

This report contains confidential information and is supplied solely for use by the client(s) of:

Z-Home Inspections

Milton WA 98354

Client Information

Client: Ryan Gibson

Phone: Email: tigervette@gmail.com

Agent: Adam Braddock

Phone: Email adambraddock@johnlscott.com

Inspection Company

Z-Home Inspections Lic.#2387

Phone 253-677-7731 email z.homeinspections@gmail.com

Conditions

Property— Occupied

Estimated Age 26 years

Inspection Date 4/01/2024

Time of inspection 11:00am — 1:00pm

Electric On—Yes

Gas On— Yes

Water On—Yes

Temperature 60 degrees

Weather— Partly Cloudy

Soil Conditions—Dry

Space Below: — Crawlspace - Foundation

Building Type—Residential

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Inspection Report

This page is a Summary Report. There are no pictures, rather a brief description of an issue. Following summary will be an explanation in greater detail, usually accompanied by photos. Items in red typically require repair or replacement.

1. There was one area of exterior wood trim in need of primer and paint on the front/left side of the home.
2. There was one area where the mortar is in need of repair on the veneer brick on the front of the home.
3. The electrical GFCI outlet in downstairs bathroom did not appear to operate and is in need of replacement.
4. There were several electrical outlets in the home that appeared loose.
5. Recommend the garage doors safety photo eyes be lowered closer to the garage floor.
6. There were many areas where the floor insulation was not well attached and/or not attached at all in the crawlspace.
7. There did appear to have been an active pest issue in the crawlspace during the inspection.

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Inspection Report

LIMITATIONS: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

1. **Site**— The yard, concrete sidewalk, and concrete driveway were in good condition and appeared they should for a home 26 years old. The home's lot appeared to do a good job with shedding water away from the home as most of the lot is sloped downward and away from the foundation.



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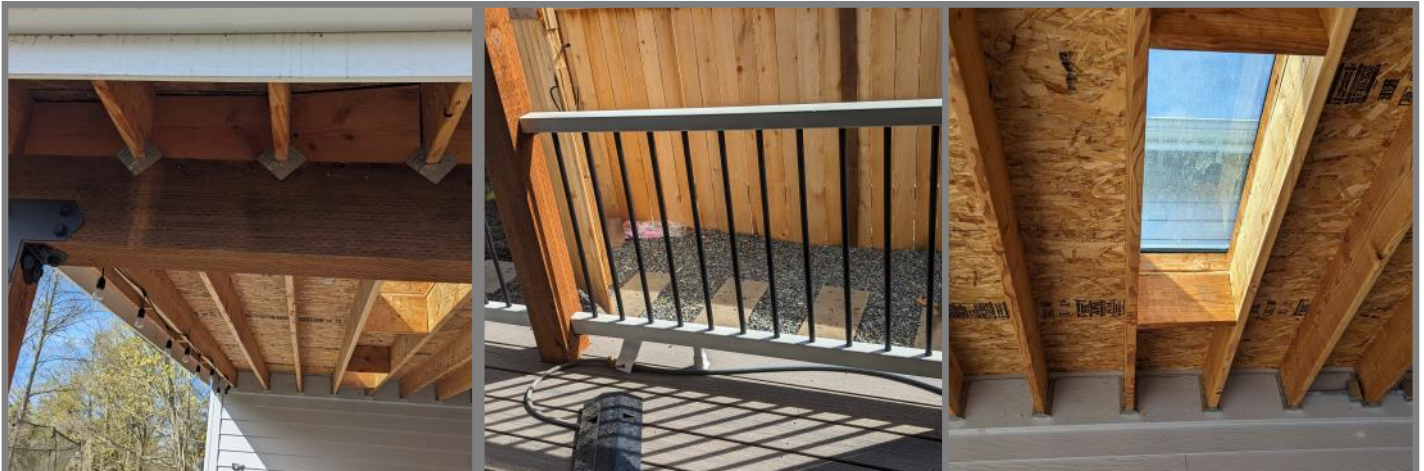
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2. **Site**— The wood fence and concrete block retaining walls appeared to be in good condition during the inspection.

The wood/composite deck appeared to be in good condition and properly attached to the home with a ledger board and anchor bolts. All handrails were in good condition.



3. Siding and Trim

The exterior siding is a manufactured wood clap type siding on the original portion of the home and cement fiber clap type siding on the addition portion of the home. The siding on the home appeared to be in good condition on all sides of the home.

The exterior trim is a natural wood building product, most likely cedar or fir and in good condition on all sides of the home.

The eaves and fascia boards in good condition on all sides of the home.

The paint of the home's exterior siding and trim appeared to be in good condition.

There was one area of trim in need of primer and paint on the front/left side of the home.

There was one area where the mortar is in need of repair on the veneer brick on the front of the home.

Recommend a licensed contractor remedy.



4. Windows:

The home appears to have the original double pane vinyl framed windows on the original portion of the home. All original windows tested did operate as they should.

The home appears to have updated aluminum double pane windows on the addition portion of the home. All the updated windows did operate properly during the time of the inspection.

No jamming or loose window panels were detected at the time of the inspection.

There were no signs of failed window seals or broken glazing or glass.

All operable windows tested did lock properly at the time of the inspection.

Most screens appeared to be in place and in good condition.



5. Doors:

The home appears to have the original and updated exterior and interior doors throughout the home. All doors tested did operate as they should.

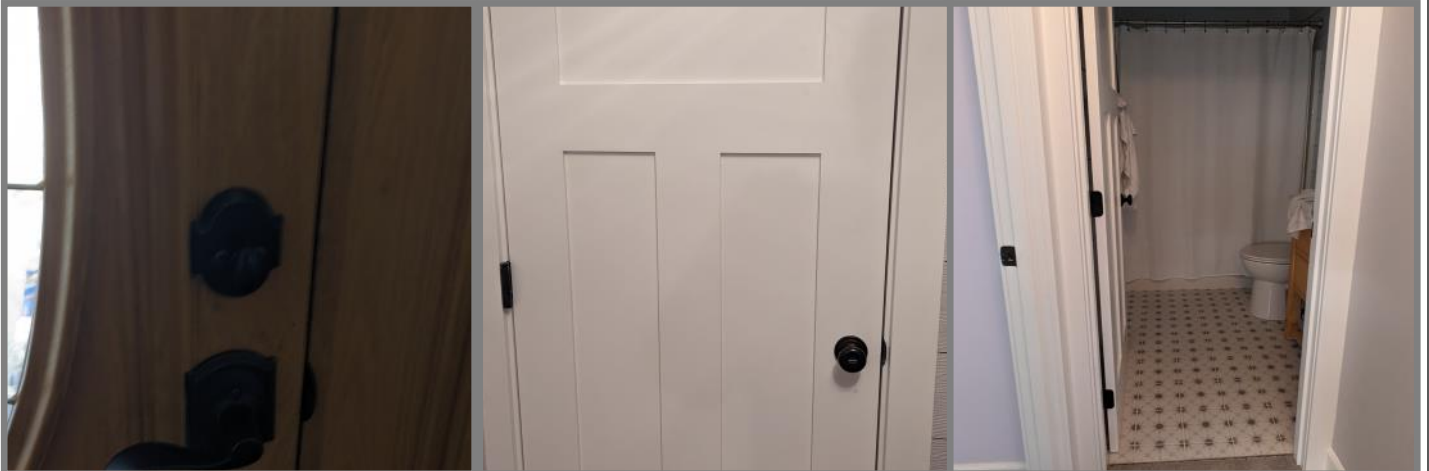
No jamming or loose fitting door jams were detected at the time of the inspection.

There were no signs of failed or missing door hardware.

All operable doors and door deadbolts tested and did operate properly at the time of the inspection.

All closet doors operated properly appeared to be in good condition.

The man-door to the attached garage was self-closing and self-latching as is required per fire codes.



6. Roof

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; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that 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. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

There was the original architectural composite asphalt and the updated three-tab composite asphalt type roofing materials. The original roof cover is located on the front portion of the home and the newer roof cover is located on the addition to the home.

All materials looked to be intact and in good condition during the time of the inspection. There were no signs of significant granule loss, curling and/or damaged materials. There were no signs of excessive moss build-up.

This roof covering should protect the home for at least 8+ more years under normal weather conditions and regular maintenance.

Note: As the home owner, take the time to occasionally conduct a ground survey of the roof for moss build-up and/or trees limbs getting too close to the roofline (no closer than ten feet is recommended). Also look for possible missing and/or damaged roof materials, such as shingles, metal flashing, etc.



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7. Gutters and Downspouts

The gutters and downspouts are of aluminum material.

The gutters appear to be in good condition and well attached to the home.

The gutters appear to have an adequate number of downspouts to help keep rainwater flowing away from the home on all sides.

Note: Recommend establishing a regular maintenance schedule for having the gutter system cleaned and maintained to ensure the gutters are effectively protecting the home.

The best time to audit the gutter system is during heavy rain. This will reveal clogged areas in need of maintenance. Also check to ensure the downspouts are terminating properly and that water diverters are properly placed to divert rainwater away from the home's foundation.



8. Electrical

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead 2330 Bayview, Pl, Everett, WA 98023s a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not 2330 Bayview, Pl, Everett, WA 98023ed; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not 2330 Bayview, Pl, Everett, WA 98023ed and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector at 2330 Bayview, Pl, Everett, WA 98023ts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector at 2330 Bayview, Pl, Everett, WA 98023ts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

The are two electrical service panels in home. The electrical panel located in the garage of the home serves the original portion of the home and the second panel located in the storage room to the rear of the home serves the addition to the home.

Both electrical panels appeared to be properly installed and in good condition.

There was no sign of thermal activity or faulty breakers at the time of the inspection.

The electrical GFCI outlet in downstairs bathroom did not appear to operate and is in need of replacement.

There were several electrical outlets in the home that appeared loose.

Recommend a licensed electrician remedy as needed.



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9. Plumbing

The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering 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; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

This home is served by a public water source and sewer systems.

The gas Navien tankless water heater appeared to be installed properly and should have many more years of life left. The hot water heater did activate during the time of the inspection.

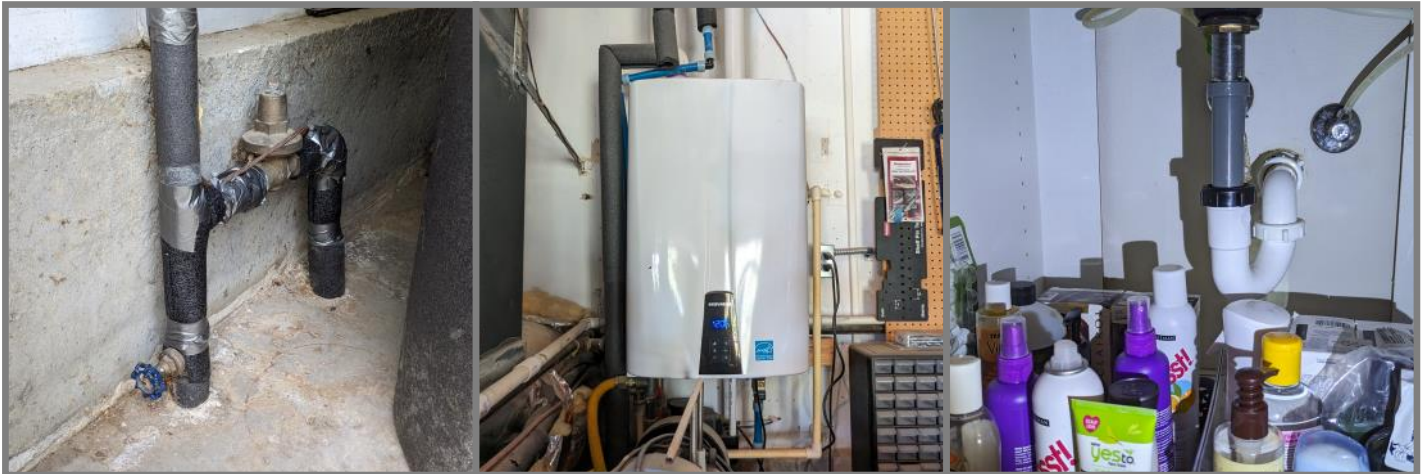
There were no apparent live leaks in the plumbing supply and/or waste systems.

The water pressure to the home tested to be at 120 psi. Recommended psi range is 40-80.

The main water shut-off valve was located in the garage.

The home is equipped with a water pressure reducer valve located near the water shut-off valve.

Recommend reducing the water pressure down to 80 psi.



10. Heating

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or 2330 Bayview, Pl, Everett, WA 98023 erature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that 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, does not 2330 Bayview, Pl, Everett, WA 98023 coolant pressure, 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. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

The home has two different HVAC zones/systems. The first floor is equipped with a gas Goodman furnace located in the garage and a Goodman cooling unit located on the right side of the home. The system did activate with a smart thermostat during the inspection.

The second floor's heat source to the home is derived from a Payne forced air unit located in the attic of the home. The thermostat did activate the furnace during the time of the inspection.

Both of the gas furnaces have been recently professionally serviced.

The gas fireplace located in the living/dinning room of the home did activate during the time of the inspection.



Home Comfort Alliances
 Home Inspection Service
 253-677-7731
 Everett, WA 98023

Member Since: 2014
 License No: 142033762
 Insurance: \$1,000,000
 Payment: Cash/Check/Debit

Client Address:
 2330 Bayview Pl
 Everett, WA 98023

Service Address:
 2330 Bayview Pl
 Everett, WA 98023

Description of work:
 Perform annual winter check on (2) furnaces, 1 outdoor water heater, and 1 air conditioning unit. Operate furnace to check connections or loose wiring and reset furnace. No burn or control board. Proper venting, voltage 120v and low voltage 24v. 19950 checker to measure 14.9inh. Not suitable for measuring exhaust. Note: carbon is clean, burners are clean, inducer vent ports are clear. No electronic air filter manufacturing specifications. System is operating when calling for heating. System gas service measured 3.6oz. adjusted from the 3.0oz. and within the safe plate rating of 3.6oz. Flames are blue with no yellowing. Air furnace has a 97% heating rate. System when changed to heat. No issues found with furnace operation. Water heater: no loose connections or frayed wiring found inside water heater. Proper venting, voltage. No water spilling or leaking visible. Outdoor/air furnace: no loose connections or frayed wiring found inside air conditioner. Proper venting, voltage and low air conditioning. No loose connections or frayed wiring found inside air conditioner. Proper venting, voltage and low air conditioning. Compressor is drawing 8.4amps. No motor is drawing 1.3amps. All electronics are within manufacturing specifications. System pressures measured 135-175psi with a 20" cooling drop. Notes: Annual maintenance of 2x furnaces, 1 air conditioner and 1 tankless water heater. Each is \$211.

Task #	Description	Quantity	Price Total
Non-Club Member Maintenance	Maintenance Performed on Equipment for customer not enrolled in annual maintenance program Payne P0260000428AA SN: 451842072	211.00	\$1.00 \$211.00
Non-Club Member Maintenance	Maintenance Performed on Equipment for customer not enrolled in annual maintenance program Goodman G05103081E8 SN: 1407107978	211.00	\$1.00 \$211.00
Non-Club Member Maintenance	Maintenance Performed on Equipment for customer not enrolled in annual maintenance program Payne PFE 24359K0 SN: 7417234011772	211.00	\$1.00 \$211.00
Non-Club Member Maintenance	Maintenance Performed on Equipment for customer not enrolled in annual maintenance program Goodman G0VNR760200AAA SN: 142033762		

11. Kitchen

The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or 2330 Bayview, Pl, Everett, WA 98023 erature 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. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

The gas oven and gas stove top did activate during the time of the inspection.

The garbage disposal appeared to operate smoothly and as designed.

The kitchen exhaust fan did operate properly and appeared to exit to the exterior of the home.

The programmable dishwasher was operational and ran the entire wash cycle during the time of the inspection. There were no water leaks observed due to the drainage of the dishwasher.

All kitchen built-in cabinets doors and drawers were tested and operated as designed.



12. Bathroom

The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. 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.

All faucets, toilets, showers and exhaust fans were tested and operated as they should.
All bathroom built-in cabinets doors and drawers were tested and operated as designed.

Master Bathroom:

All faucets, toilets, showers and exhaust fans were tested and operated as they should.
All bathroom built-in cabinets doors and drawers were tested and operated as designed.
The jacuzzi portion of the bathtub was not activated during the inspection.
No leaks were detected.



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13. Entrance, Doors, Floors and General Interior:

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. 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 inspector does not 2330 Bayview, Pl, Everett, WA 98023 for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are 2330 Bayview, Pl, Everett, WA 98023ed on a sampled basis. 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. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. or source of odors is not within the scope of this inspection.

All the various flooring coverings are in good condition.

All the doors in the home were tested and did operate as designed.

The home has all the required smoke and carbon monoxide detectors in the home.

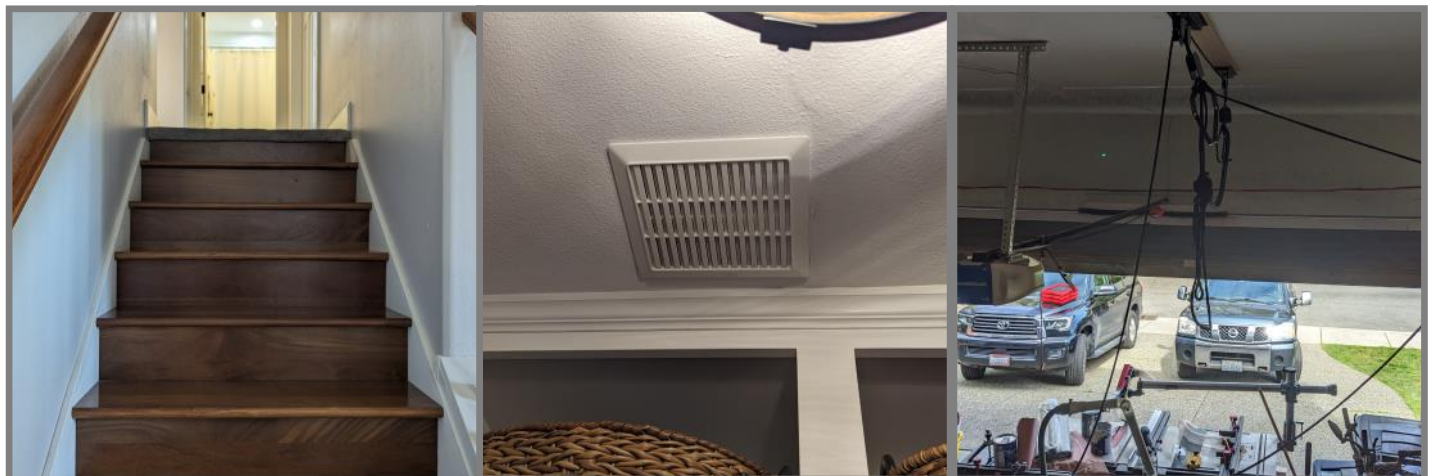
The home's stairs and handrails were in good condition.

All exhaust fans in the home did activate during the inspection.

Both automatic garage doors did activate during the inspection.

Recommend the garage doors safety photo eyes be lowered.

Recommend a licensed contractor remedy as needed.



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14. Attic

The ceiling is well insulated with blown in type insulation.

All wood rafters/ wood roof trusses, wood sheathing, other materials appeared to be in good condition, properly constructed.

All materials showed no signs of any water intrusion/ damage during the time of the inspection.

The attic space did appear to have the appropriate amount of ventilation.

If storing items in the attic, ensure the items are easy to handle and are light weight. Awkward items can contribute to accidental falls on stairs or ladders. Heavy items should never be stored in the attic as the building materials in the attic are not meant to carry heavy loads.



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15. Foundation—Crawlspace

Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged. Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

The crawlspace foundation appeared to have a vapor barrier throughout and in good condition.

There were no signs of major cracks or movement in the concrete foundation during the time of the inspection.

All footings, posts and beams (girders) appeared to be in good condition.

There were many areas where the floor insulation was not well attached and/or not attached at all.

There did appear to have been an active pest issue in the crawlspace during the time of the inspection.

Recommend a licensed contractor/exterminator remedy and monitor the issue.

