



Your Home Inspection Report



6751 Waterton Cir. Mukilteo, WA 98275

4/13/2023 3:00pm – 5:00pm

Client Present: Yes

Broker Present: No

Summary reviewed with client: Yes

Z-Home Inspections

Rodney Zimmerschied Licensed Home Inspector Lic.#2387

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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: Chris & Joan Musoke

Phone: Email: 12goodgrades@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 18 years

Inspection Date 4/13/2023

Time of inspection 3:00pm — 5:00pm

Electric On—Yes

Gas On— Yes

Water On—Yes

Temperature 55 degrees

Weather— Partly Cloudy

Soil Conditions—Dry

Space Below: — Basement - 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. Recommend removing or nailing down the wood nails sticking up on the handrails on the suspended composite/wood deck.
2. The exterior wood trim on the rear of the home appears to be in need of fresh caulking, primer and paint.
3. The furnace appeared to have it's last annual service in 2021 and should be serviced.
4. Recommend all detectors are supplied with fresh batteries (back-up) and tested for proper operation.

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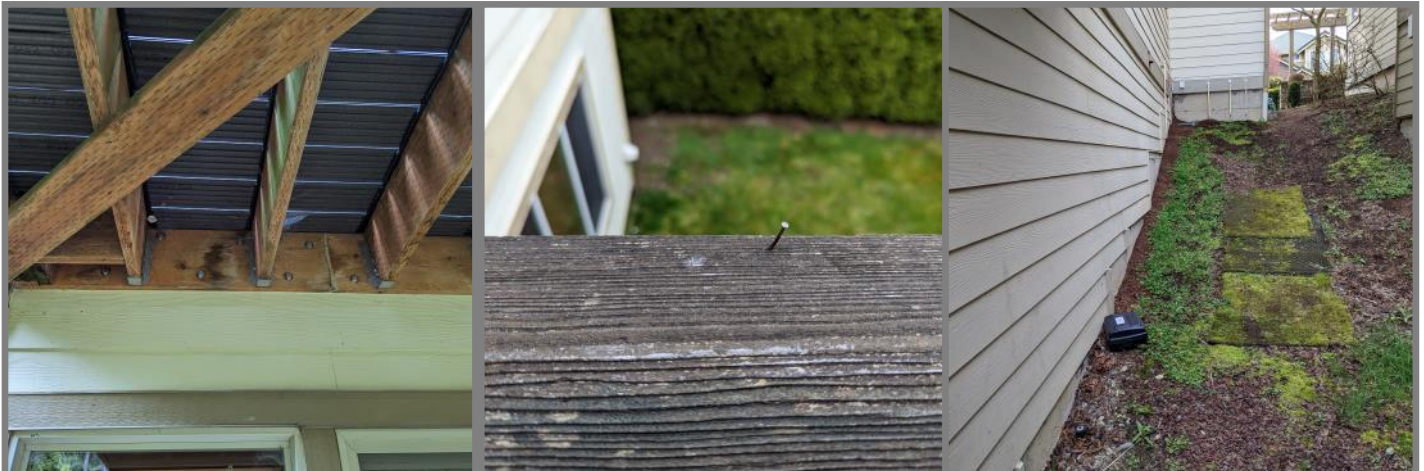
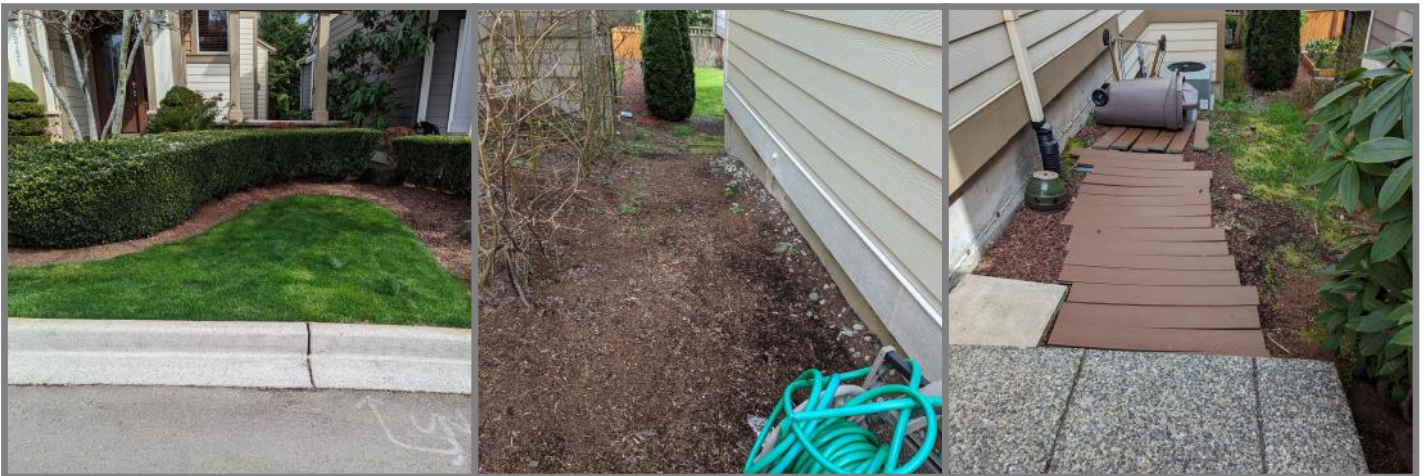
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Inspection Report

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, front porch and driveway were in good condition and appeared they should for a home 18 years old. The suspended composite/wood deck appeared to well constructed and attached to the home. **Recommend removing or nailing down the wood nails sticking up on the guardrails.**



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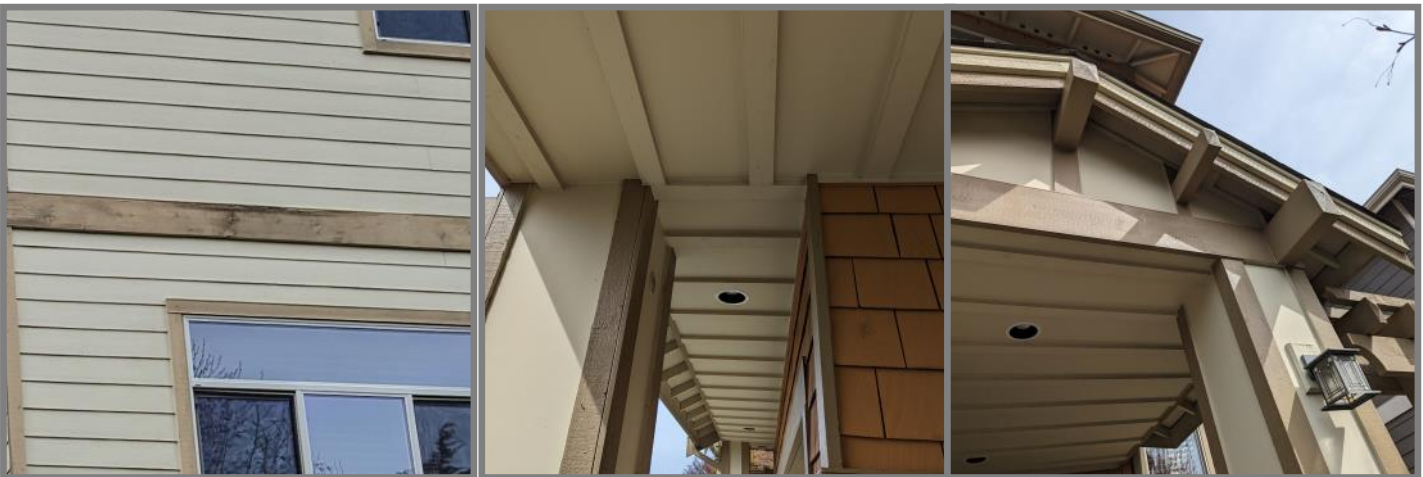
2. Exterior Siding and Trim:

The exterior siding is a cement fiber clap type siding and on all sides 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 most sides of the home.

The wood trim on the rear of the home appears to be in need of fresh caulking, primer and paint. This is the side of the home that naturally receives most of the sun, wind and weather and is common to occur on this side.

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



3. Windows:

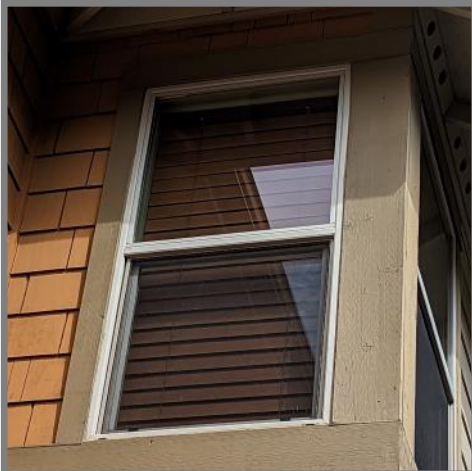
The home appears to have the original double pane vinyl framed windows. All windows tested did operate as they should.

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.

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



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4. Doors:

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

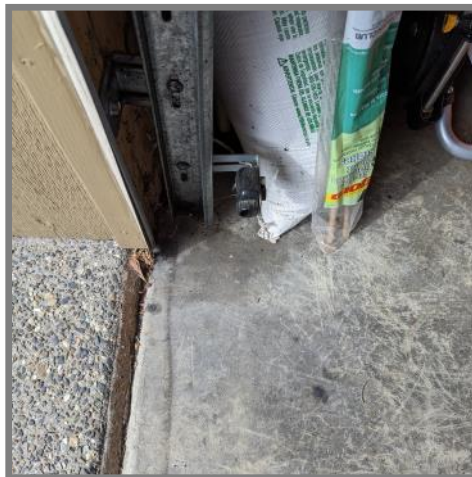
No jamming or loose fitting door jams were detected at the time of the inspection.

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 two car garage door did activate properly during the time of the inspection. The safety photo eyes to the garage door were tested and did activate properly.



4. 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 architectural composite asphalt type roofing material.

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 12+ 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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5. 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.



6. 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 6751 Waterton Cir. Mukilteo, WA 98275 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 6751 Waterton Cir. Mukilteo, WA 98275ed; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not 6751 Waterton Cir. Mukilteo, WA 98275ed 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 6751 Waterton Cir. Mukilteo, WA 98275ts 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 6751 Waterton Cir. Mukilteo, WA 98275ts 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 Square D electrical service panel is located in the garage of the home.

The panel appeared to be the original panel and in good condition.

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

The breaker legend appeared to be well marked.

All GFCI's were tested and worked properly.

All electrical outlets were tested and did test as properly wired and properly grounded.



7. 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 hot water heater appeared to be installed properly and should serve the home for more years to come. The hot water heater did activate during the time of the inspection.

The water pressure to the home tested to be at 80 psi. Recommended psi range is 40-80. The main water shut-off valve was located near the hot water heater and pointed out below.



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8. Heating/Cooling:

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or 6751 Waterton Cir. Mukilteo, WA 98275erature 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 6751 Waterton Cir. Mukilteo, WA 98275 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 main heat source to the home is derived from a Rheem forced air unit located in the attic of the home. The thermostat did activate the furnace during the time of the inspection. The HVAC system did have two separate zones in the home. One zone for the main two stories of the home and one zone for the basement area of the home. Both thermostats did activate zones of the home during the inspection.

The furnace appeared to have it's last annual service in 2021.

Recommend a licensed HVAC contractor conduct an annual service on the Lennox unit and service the gas fireplace as well.

The two gas fireplaces located in the living room basement of the home did activate during the time of the inspection.

The cooling portion of the HVAC system was not tested due to the low exterior temperatures during the time of the inspection.



9. 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 6751 Waterton Cir. Mukilteo, WA 98275erature 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.

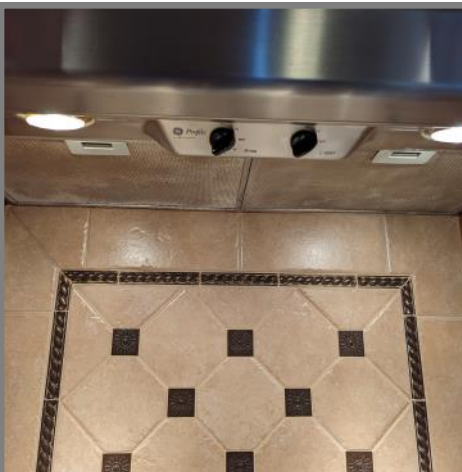
Both ovens, gas stove top did activate during the time of the inspection.

The garbage disposal appeared to operate smoothly and as designed.

The kitchen exhaust fan operate properly and appeared 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.



10. 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.

The home had one guest bathroom and one master bathroom.

Guest Bathroom (s):

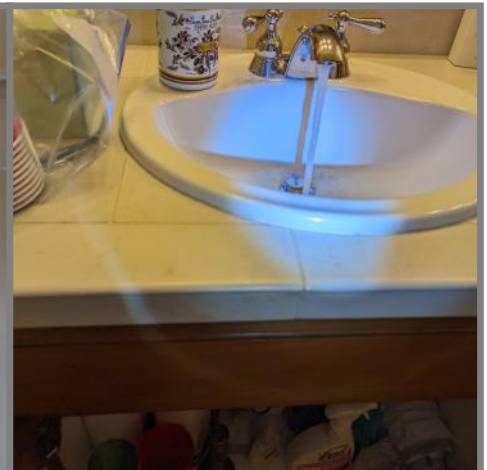
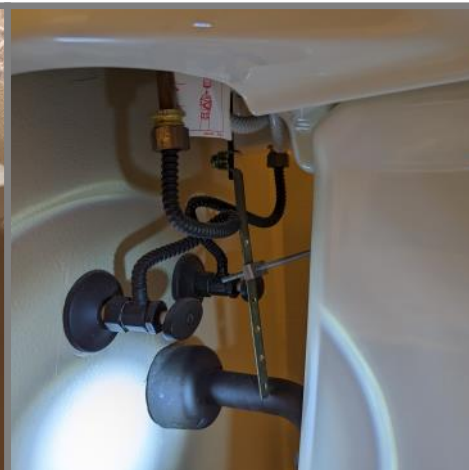
All faucets, toilets, showers and exhaust fans were tested and operated as they should.

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.



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11. 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 evaluate 6751 Waterton Cir. Mukilteo, WA 98275 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 evaluated 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.

The home appeared to be equipped with a yard irrigation system This system was not tested.

The whole house fan did activate during the inspection.

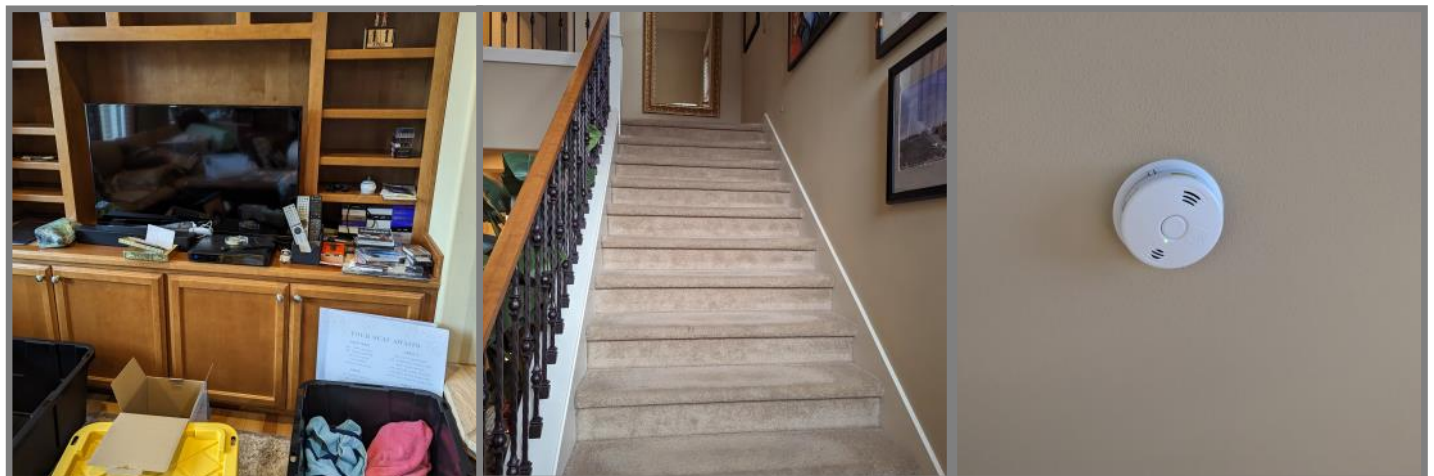
All exhaust fans throughout the home did activate as designed.

All handrails in the home were tested and proved to be in good condition and safe.

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

Recommend all detectors are supplied with fresh batteries (back-up) and tested for proper operation.

Recommend a licensed contractor remedy these issues.



12. 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.



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13. Foundation—Slab/Basement:

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 poured concrete slab foundation appeared to be in good condition.

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

There were **no** signs of typical foundation issues such as, uneven floors, cracks in the interior ceiling and walls and/or jamming windows and doors.



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