



Your Home Inspection Report



5518 148th PL SW, Edmonds, WA 98026

4/14/2023 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: Scott Tanner

Phone: Email: gnrocky@comcast.net

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 40 years

Inspection Date 4/13/2023

Time of inspection 11:00am — 1:00pm

Electric On—Yes

Gas On— Yes

Water On—Yes

Temperature 45 degrees

Weather— Partly Cloudy

Soil Conditions—Somewhat Moist

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. The gutters did appear to be in need of a cleaning as there did appear to be trees debris build-up in gutters.
2. The garage and kitchen appeared to be without electrical GFCI protection.
3. The gas Rheem hot water heater appeared to be installed and manufactured in 2004 and at the end of it's life expectancy.
4. The wood burning insert fireplace did appear to be in good condition, but in need of cleaning. Recommend a chimney sweep service before use.
5. Recommend all detectors are supplied with fresh batteries and tested for proper operation.
6. The floor carpeting in the home was worn and in need of replacement.
7. The older Sears automatic garage door opener was missing the required safety photo eyes.
8. There was one exhaust flue flex hose in the attic in need of replacement as it appeared to have a small hole and was improperly attached at the top.
9. There did appear to be 2 to 3 beam support posts/footings in need of repair as the crawlspaces seasonal water line has caused some efflorescence and water stains and possible support post movement.

All items here have been addressed except #7. Please see notes highlighted in red and receipts at end of report. Please let me know if you have any questions. adambraddock@johnlscott.com

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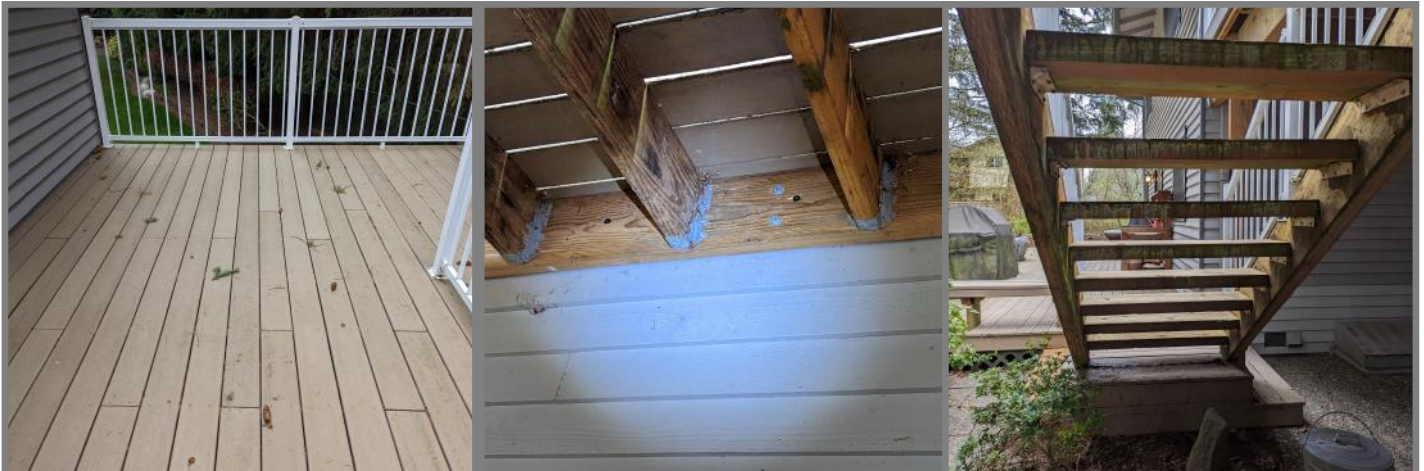
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Inspection Report

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, sidewalk, and driveway were in good condition and appeared they should for a home 40 years old. The composite/wood decks appeared to be properly constructed. The suspended deck did appear to be properly attached to the home and all handrails properly supported.



2. Siding and Trim

The exterior siding is a natural wood clap type siding 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, 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 with **no** signs of peeling, cracking and/or damage.

The front Tudor style of the home has been converted to board and batter. The is not considered a defect as the wood is still protected by primer/paint.

This wood trim and exterior were updated and painted since inspection.



3. Windows/Doors

Windows:

The home appears to have updated 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.

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

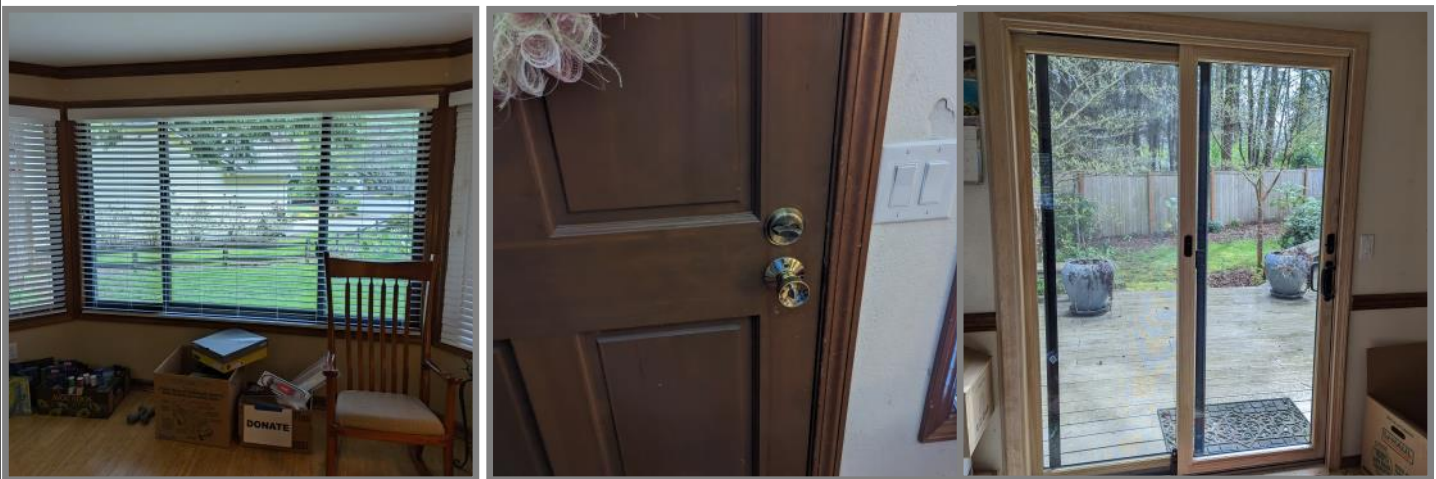
Doors:

All doors and door locks were tested and operated as designed.

Both siding doors to the home appeared to be updated and in good working condition.

The man-door to the garage was self-closing and latching.

**All interior doors and all windows have been updated!
Windows alone were \$58,000, see receipt at end of report.**



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 updated red cedar shingle 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 10+ more years under normal weather conditions and regular maintenance.

Note: As the home owner, take the time to take occasional ground surveys 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 moss build-up, mostly in shaded areas of the home.



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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.

The gutters did appear to be in need of a cleaning as there did appear to be trees debris build-up in the gutters during the time of the inspection.

Recommend a licensed contracted clean gutters.

Roof and gutter cleaned.

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 5518 148th PL SW, Edmonds, WA 98026s 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 5518 148th PL SW, Edmonds, WA 98026ed; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not 5518 148th PL SW, Edmonds, WA 98026ed 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 5518 148th PL SW, Edmonds, WA 98026ts 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 5518 148th PL SW, Edmonds, WA 98026ts 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 Westinghouse 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.

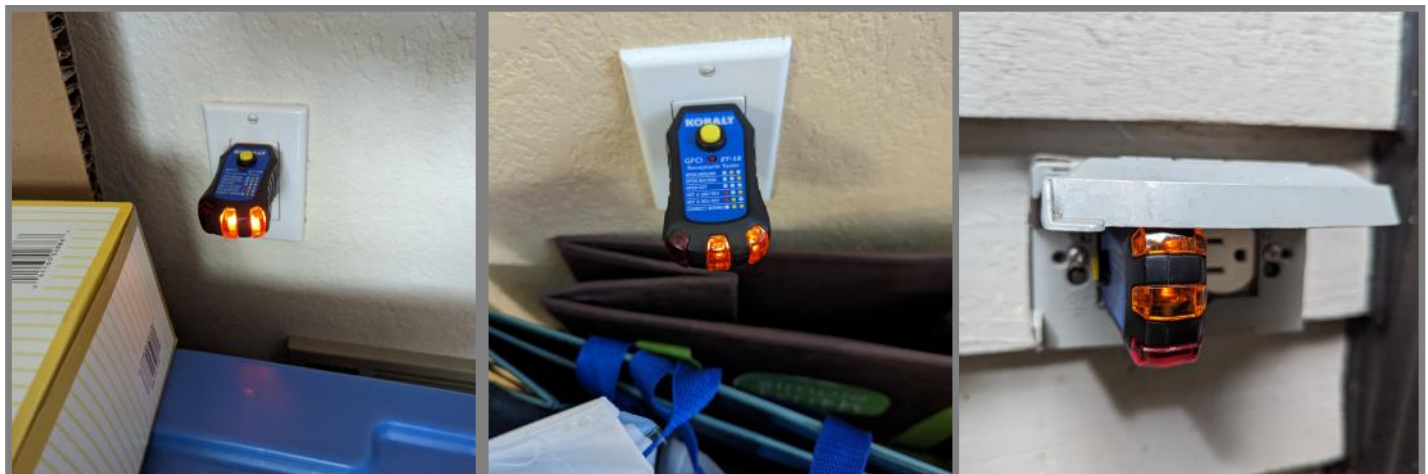
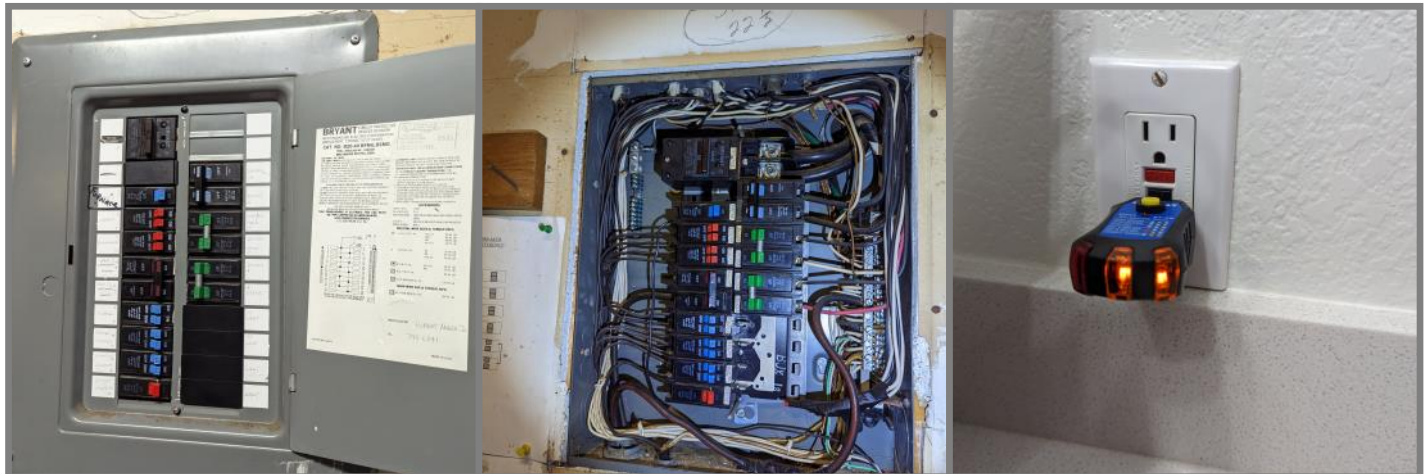
The breaker legend appeared to be well marked.

All GFCI's were tested and worked properly.

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

The garage and kitchen appeared to be without GFCI protection.

Recommend a licensed electrician evaluate and remedy. **Repaired. Inspection occurred before completion of Kitchen remodeling.**



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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 5518 148th PL SW, Edmonds, WA 98026 for lead in the water supply, the water pipes or solder, 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 Rheem hot water heater appeared to be installed and manufactured in 2004 and at the end of it's life expectancy.

Recommend a licensed contractor replace the hot water tank as soon as possible.

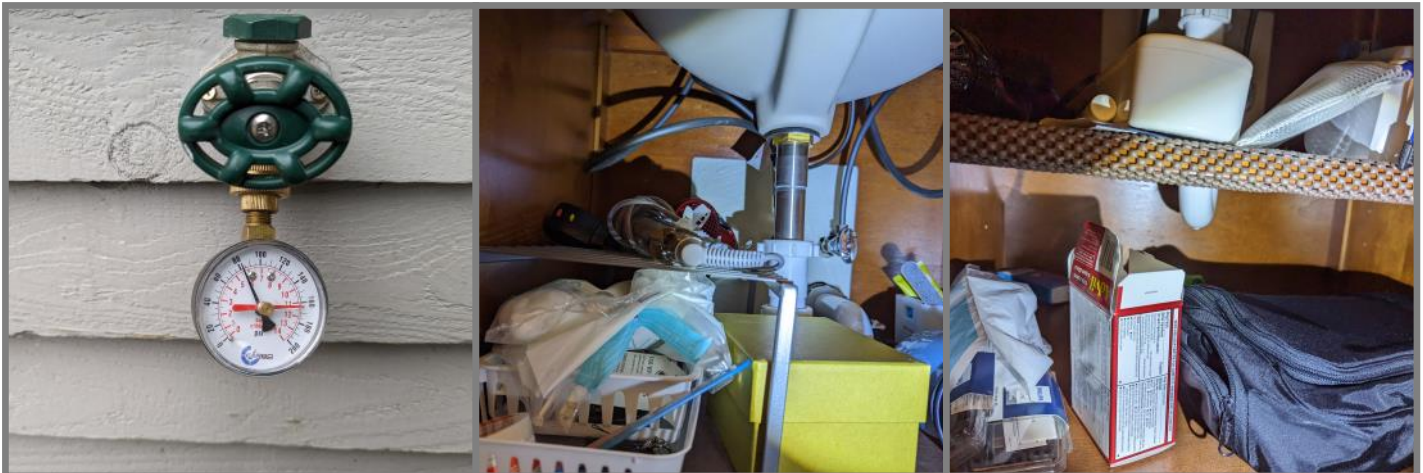
The hot water tank did activate during the time of the inspection.

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

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

The main water shut-off valve was located in the garage and pointed out below.

**Brand new water heater installed in June.
See receipt at end of report**



8. Heating

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or 5518 148th PL SW, Edmonds, WA 98026 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 5518 148th PL SW, Edmonds, WA 98026 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 gas Bryant forced air unit located in the garage of the home. The thermostat did activate the furnace during the time of the inspection.

The furnace appeared to have just recently been service by a licensed HVAC company on 4-10-2023. The furnace was equipped with an electronic filtration system. These type of filtration systems are known for removing over 90% more air particulates from the air than traditional fiber temporary filters when properly maintained.

The wood burning insert fireplace located in the living room of the home did appear to be in good condition, but in need of cleaning. Recommend a chimney sweep service before use.

The original wall mounted space heater and thermostats located throughout the home were **not** tested during the time of the inspection.

Insert serviced, see report attached.



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 5518 148th PL SW, Edmonds, WA 98026 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 both ovens, gas stove top, built-in microwave, garbage disposal, exhaust fan and dishwasher were operational during the time of the inspection.

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.

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, and 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 5518 148th PL SW, Edmonds, WA 98026 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 5518 148th PL SW, Edmonds, WA 98026ed 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 to poor condition.

The home appeared to be equipped with a security and yard irrigation system These systems were not tested.

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

Recommend all detectors are supplied with fresh batteries and tested for proper operation.

The floor carpeting in the home was worn and in need of replacement.

The older Sears automatic garage door opener was missing the required safety photo eyes. However, the garage door did activate as designed.

Recommend a licensed contractor remedy these issues.

1. Detectors have fresh batteries.
2. All carpet removed and replaced, except in primary where it was in good condition.



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12. Attic

The ceiling appeared to have the original blow-in type insulation.

All rafter/ roof trusses, 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.

There was one exhaust flue flex hose in the attic in need of replacement as it appeared to have a small hole and was improperly attached at the top.

Recommend a licensed contractor remedy as needed.

Exhaust hose re-attached by contractor.



13. 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.

The floor did appear to be well insulated and well attached to the home.

There did appear to be 2 to 3 posts/footings in need of repair as the crawlspaces seasonal water line has caused some efflorescence and water stains and possible support post movement. This observation while it does need to be addressed, appears to not have affected the home adversely in the floors, walls, windows and doors.

Recommend a licensed contractor evaluate and remedy the issue.

3 posts identified and secured with Simpson ties, see photos attached.





Chimcare

Chimcare (WA)

Scott Tanner
5518 148th Pl SW
Edmonds, WA 98026

☎ (425) 463-8503
✉ gnrocky@comcast.net

INVOICE	#36044207
SERVICE DATE	Jun 07, 2023
DUE	Upon receipt
AMOUNT DUE	\$0.00

CONTACT US

19110 66th Ave S, G100
Kent, WA 98032

☎ (206) 452-5676
✉ josh@chimcare.com

INVOICE

Services	qty	unit price	amount
Chimney Sweep & Inspection - Fireplace Insert with Liner	1.0	\$359.40	\$359.40
Subtotal			\$359.40
Total Tax			\$37.02
Edmonds (10.3%) (10.3%)			\$37.02
Total			\$396.42

Payment History

Jun 07	Wed 10:37am	Credit Card	\$396.42
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Please make checks payable to Chimcare. Thank You for your Business!
Cleaned swept, and inspected wood insert. Ready for use.















3 posts secured by contractor. No sag or compromise to floor joists was noted.



RENEWAL
by **ANDERSEN**
FULL-SERVICE WINDOW & DOOR REPLACEMENT

INVOICE 22021905

**NO PAYMENT IS DUE -
This Is A Receipt Only.**

Scott & Mary Tanner
518 148th PI SW
Edmonds, WA 98026

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Qty	Description	Amount
12	Renewal by Andersen Windows Installed	
2	Renewal by Andersen Narroline Gliding Door Installed	53,269.00
	Initial Deposit Received 02/19/2022 CC Auth #019625 - \$5,872.00	
	Balance of Project Funded through GreenSky 24 Month - 0% Interest Program Approved 02/19/2022 Credit Limit \$58,000.00 Expires on 08/22/2022	
	Balance of Deposit Will Be Charged On GreenSky Account After Technical Measure - \$23,532.49	
	Remaining Balance Due Upon Substantial Job Completion	
	Please note: the total price below is more than the contract price because the sales tax rate for your home is higher than the estimated sales tax on your contract.	

Terms	Rep
Due Upon Completion	GHS

Subtotal	\$53,269.00
Sales Tax (10.4%)	\$5,539.98
Total	\$58,808.98
Payments/Credits	-\$5,872.00
Balance Due	\$52,936.98



RENEWAL
by **ANDERSEN**
FULL-SERVICE WINDOW & DOOR REPLACEMENT

Have we earned 10 Stars today?

**Protocol Plumbing and Sewer
LLC**

1624 Grove St Suite D-2
Marysville, WA 98270
+1 4257434940



Sales Receipt

BILL TO
Jan Tanner 5518 148th Pl Sw Edmonds, WA 98026 United States

SHIP TO
Jan Tanner 5518 148th Pl Sw Edmonds, WA 98026 United States

SALES #	DATE
0423-84	04/18/2023

SALES REP
13

DESCRIPTION	QTY	RATE	AMOUNT
1. Drained down and removed old water heater. 2. Installed new water heater. 3. Connected new flex connectors, gas flex, and seismic straps. 4. Installed new expansion tank. 5. Ran t&p. 6. Lit pilot; set @ 120 degrees. Test; Test ok Rheem 50 Gal. Gas Water Heater Model # PROG50-40N RH62 TT Serial # M102310263	1	2,200.00	2,200.00T

Warranty Disclaimer
 Protocol Plumbing cannot warranty the following:
 *Cannot warranty drain cleaning services.
 *Cannot warranty connections made to CPVC, Galvanized, or Quest water piping.
 *Cannot warranty stem or cartridge replacements if there is Galvanized water piping in system.
 *Cannot warranty Connections made to Galvanized, Cast Iron, or Copper DWV drains.
 *Cannot warranty homeowner supplied fixtures and/or materials.

SUBTOTAL	2,200.00
TAX	231.00
TOTAL	2,431.00
BALANCE DUE	\$0.00