

# Inspection Notes

## 10701 62nd Pl W. Mukilteo

Inspection is provided by seller and is an addition to the seller disclosure (Form17). Buyer is entitled to perform their own inspection of the property to their satisfaction.

Sellers are addressing a few items which have been scheduled:

1. Furnace was installed in 2017 and was in fact serviced last in 2022. They have service scheduled for February 20th.
2. Roof mastic will be applied to exposed nails on shingles and roof vent.
3. Rodent traps have been placed in attic to see if there is any current rodent activity. The inspector found possible trails, but no feces was noted.
4. The exhaust vent in the attic will be reattached.

Seller also understands that the garage door is no longer fire rated due to the pet door, this is something they would be willing to replace if buyer desires.

Additionally, sellers had the roof looked at a couple years ago and were told it still has 10 years left. It was installed in 2004. Since that was the case at that time, they decided to take on window replacement which was a major expense, but has been a nice energy improvement for the home.



**ON POINT**  

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**HOME INSPECTIONS**

## **Inspection Report**

**Jennifer Turner**

**Property Address:**  
10701 62nd PL W  
Mukilteo WA 98275



**On Point Home Inspections**

**Brandon Mauer WASHINGTON STATE LICENSE #909  
4404 142nd DR NE  
Lake Stevens, WA 98258  
206-486-0340**



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|  |                                     |                                  |
|--|-------------------------------------|----------------------------------|
| <b>Date:</b> 2/6/2024                                    | <b>Time:</b> 01:00 PM               | <b>Report ID:</b> 020624         |
| <b>Property:</b><br>10701 62nd PL W<br>Mukilteo WA 98275 | <b>Customer:</b><br>Jennifer Turner | <b>Real Estate Professional:</b> |

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)**= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Customer

**Type of building:**

Single Story with Basement

**Approximate age of building:**

Over 40 years

**Home Faces:**

West

**Temperature:**

Below 60 (F) = 15.5 (C)

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Wet

**Rain in last 3 days:**

Yes

**Washington state standards of practice for home inspectors:**

# 1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

## Styles & Materials

|  |   |  |
|--|---|--|
| <p><b>Roof Covering:</b><br/>Architectural<br/>Asphalt/Fiberglass</p>            | <p><b>Viewed roof covering from:</b><br/>Ground<br/>Ladder<br/>Walked roof</p>              | <p><b>Sky Light(s):</b><br/>Three<br/>Fixed</p>  |
| <p><b>Chimney (exterior):</b><br/>Rock</p>                                       | <p><b>Roof Ventilation:</b><br/>Gable Vent<br/>Soffit Vents<br/>Roof Vents</p>              | <p><b>Method Used to observe Attic:</b><br/>From Entry<br/>Inaccessible<br/>Limited Access</p> |
| <p><b>Roof Structure:</b><br/>2 x 4 rafters<br/>Wood Slats<br/>OSB Sheathing</p> | <p><b>Ceiling Structure:</b><br/>Not Visible</p>  | <p><b>Attic Info:</b><br/>Attic Access<br/>No Storage</p>                                      |
| <p><b>Roof-Type:</b><br/>Gable</p>   | <p><b>Attic Insulation:</b><br/>Blown<br/>Fiberglass<br/>Approximate<br/>R-30 or better</p> |  |

|     |  | IN | NI | NP | RR |
|-----|--|----|----|----|----|
| 1.0 | Roof Coverings   | •  |    |    | •  |
| 1.1 | Flashings  | •  |    |    |    |
| 1.2 | Skylights, Chimneys and Roof Penetrations, roof vents.       | •  |    |    | •  |
| 1.3 | Roof Drainage Systems ( Gutters and Downspouts)              | •  |    |    |    |
| 1.4 | Roof Structure and Attic (Report leak signs or condensation) | •  |    |    | •  |
| 1.5 | Insulation in Attic  | •  |    |    |    |
|     |  | IN | NI | NP | RR |

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**Comments:**

**1.0** ROOF COVERING IN OVERALL FAIR CONDITION. GRANULE LOSS ALONG WITH THE TORN TOPS OF SHINGLES FOUND IN MANY AREAS. EXCESSIVE GRANULE LOSS NOTED IN VALLEYS. UNKNOWN EXACT AGE OF THE ROOF, BUT I WOULD ESTIMATE AROUND 20 YEARS OLD. EXPOSED NAIL HEAD NOTED OVER THE FRONT PORCH AREA. ALL EXPOSED NAIL HEADS SHOULD BE SEALED WITH ROOFING MASTIC. **RECOMMEND HIRING A LICENSED ROOFING CONTRACTOR FOR FURTHER EVALUATION OF THE ROOF COVERING. REPLACE ANY WORN VALLEYS IF NEEDED OR ANY OTHER REPAIRS OR REPLACEMENT THAT ROOFING CONTRACTOR RECOMMENDS.**



1.0 Picture 1





1.0 Picture 2



1.0 Picture 3



1.0 Picture 4



1.0 Picture 5



1.0 Picture 6



1.0 Picture 7



1.0 Picture 8



1.0 Picture 9



1.0 Picture 10

**1.2** THERE ARE THREE SKYLIGHT ON THE EAST SIDE OF THE ROOF. ONE OF THE SKYLIGHT HAS MISSING UPPER SEAL/CAP. THIS SKYLIGHT APPEARS OLDER AND NOT LIKE THE OTHER TWO UPDATED ONES. THE METAL FLASHING IS EXPOSED AND WILL ALLOW WATER TO SEEP DOWN BEHIND THE FLASHING. THIS SKYLIGHT IS A LEAK CONCERN. **RECOMMEND HIRING A LICENSED ROOFING CONTRACTOR FOR FURTHER EVALUATION AND REPAIRS/REPLACEMENT IF NEEDED.** **SKYLIGHTS NEED TO BE CLEANED.**

MOSS GROWTH NOTED ON CONCRETE CHIMNEY CAP. **RECOMMEND REMOVING AND CLEANING THE CONCRETE CAP. CHECK FOR ANY CRACKING/DETERIORATION AND MAKE REPAIRS OR CAP REPLACEMENT AS NEEDED.**



1.2 Picture 1



1.2 Picture 2



1.2 Picture 3



1.2 Picture 4



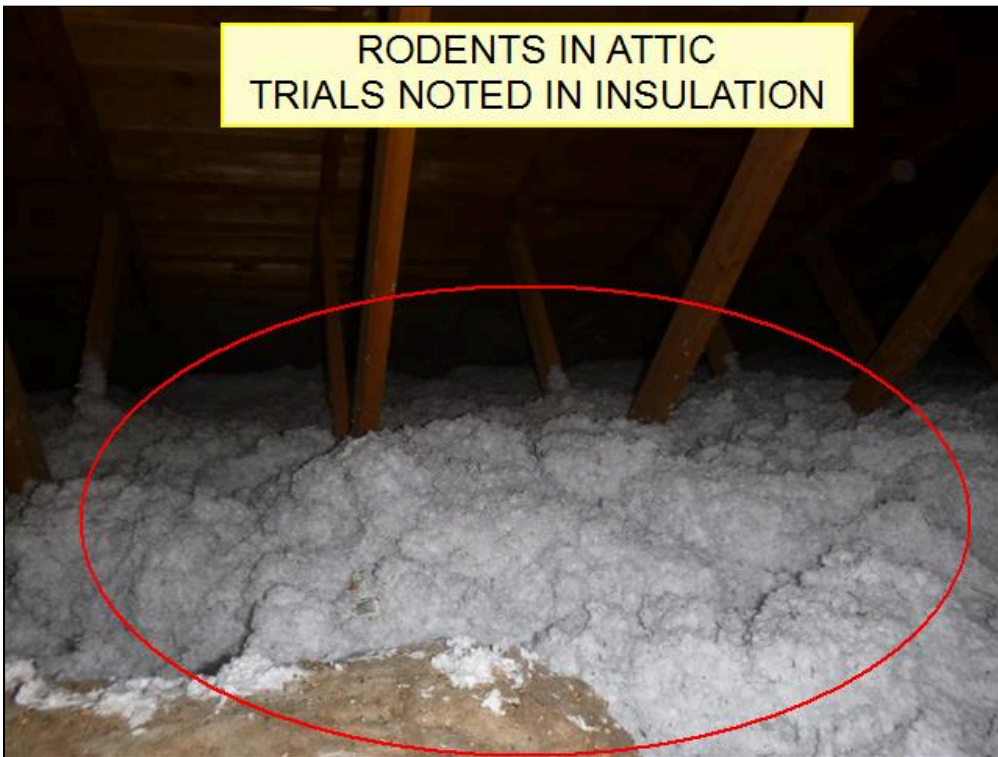
1.2 Picture 5





1.2 Picture 6

**1.4 EVIDENCE OF RODENT ACTIVITY IN THE ATTIC SPACE. UNKNOWN IF THIS ACTIVITY IS RECENT OR WAS DONE A WHILE BACK. RECOMMEND FURTHER EVALUATION BY A LICENSED RODENT CONTRACTOR. TREAT AS NEEDED.**



1.4 Picture 1

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

**Siding Style:**

Panel

**Siding Material:**

Wood

**Exterior Entry Doors:**

Fiberglass

**Appurtenance:**

Deck with steps  
Covered porch  
Deck

**Driveway:**

Concrete

|     |   | IN        | NI        | NP        | RR        |
|-----|---|-----------|-----------|-----------|-----------|
| 2.0 | Wall Cladding Flashing and Trim   | •         |           |           |           |
| 2.1 | Doors (Exterior)  | •         |           |           |           |
| 2.2 | Windows   | •         |           |           |           |
| 2.3 | Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building) | •         |           |           |           |
| 2.4 | Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings   | •         |           |           | •         |
| 2.5 | Eaves, Soffits and Fascias  | •         |           |           |           |
| 2.6 | Columns   | •         |           |           |           |
| 2.7 | MISC.   | •         |           |           |           |
|     |   | <b>IN</b> | <b>NI</b> | <b>NP</b> | <b>RR</b> |

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### Comments:

**2.0** WALL CLADDING IN OVERALL GOOD CONDITION. SOME WEATHERING OF THE CEDAR WOOD TRIMS NOTED IN SOME AREAS. HOUSE HAS BEEN WELL MAINTAINED. ENSURE ALL SIDING IS WELL PAINTED AS IT AGES.

**2.3** CONCRETE CRACKING NOTED AT THE FRONT PORCH. CONCRETE CRACKING IS COMMONLY FOUND AT OLDER DRIVEWAYS. NOT NOTABLE TRIP HAZARDS PRESENT AT TIME OF INSPECTION. THIS IS FOR YOUR INFORMATION. REPAIR OR REPLACEMENT MAY BE WARRANTED IN THE FUTURE.



2.3 Picture 1

**2.4** SEVERAL OF THE WOOD DECKING BOARDS AT THE FRONT DECK ARE DETERIORATING. SOME OF THE DECKING BOARDS HAVE BEEN REPLACED. EVENTUAL REPLACEMENT OF ALL THE DECKING BOARDS WILL BE NEEDED AS IT AGES. DECK IS STILL FUNCTIONAL AND FELT SECURE. REPLACE ANY SEVERELY ROTTING DECKING BOARDS AS NEEDED.

BALUSTER SPACING FOR THE DECK EXCEEDS THE INDUSTRY STANDARD OF FOUR INCHES. THIS FOUR INCHES SPACING IS TO PREVENT SMALL CHILDREN FROM GETTING STUCK BETWEEN THE RAILING. THIS IS FOR YOUR INFORMATION. USE CAUTION IF SMALL CHILDREN ARE ON THE DECK.

ROTTING SUPPORT BEAMS NOTED AT THE REAR DECK OFF THE MASTER BEDROOM. THE TOP EDGE OF THE BEAM IS SOFT. THE MIDDLE SUPPORT BEAM HAS BEEN RETROFITTED WITH PRESSURE TREATED LUMBER. EVENTUAL REPLACEMENT OF BOTH BEAMS WILL BE NEEDED.

ONE OF THE CENTER FRONT DECK POSTS METAL BRACKET HAS BROKEN OFF. IT APPEARS WOOD PIECES ARE HOLDING THE POST IN PLACE. RECOMMEND REPLACEMENT OF THE SUPPORT POST AS NEEDED.



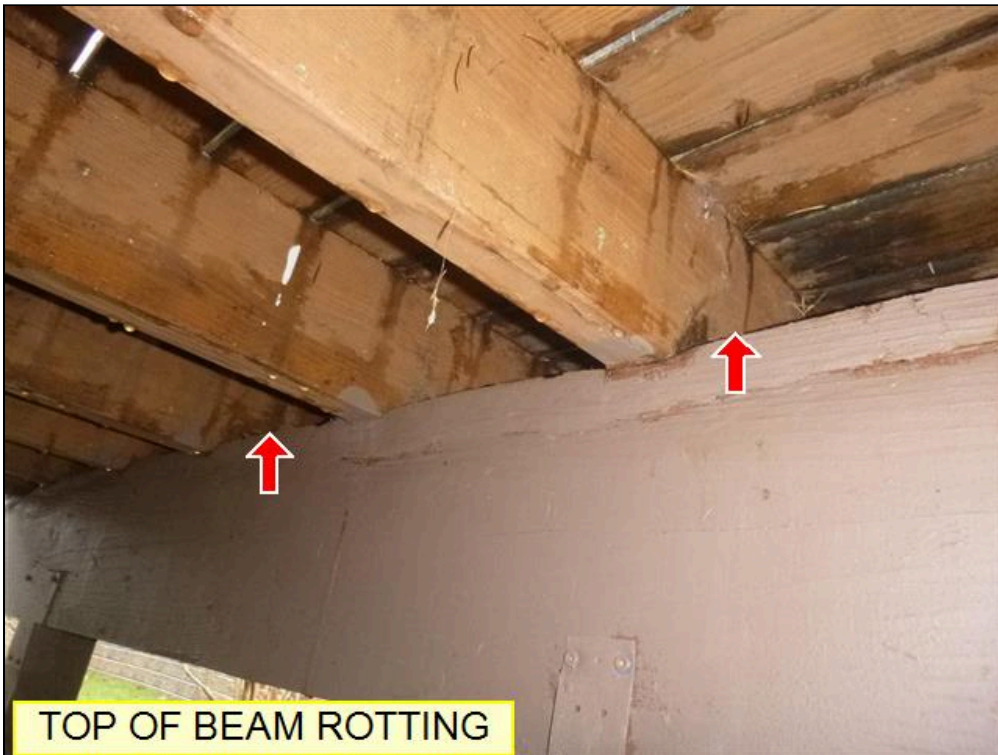
2.4 Picture 1



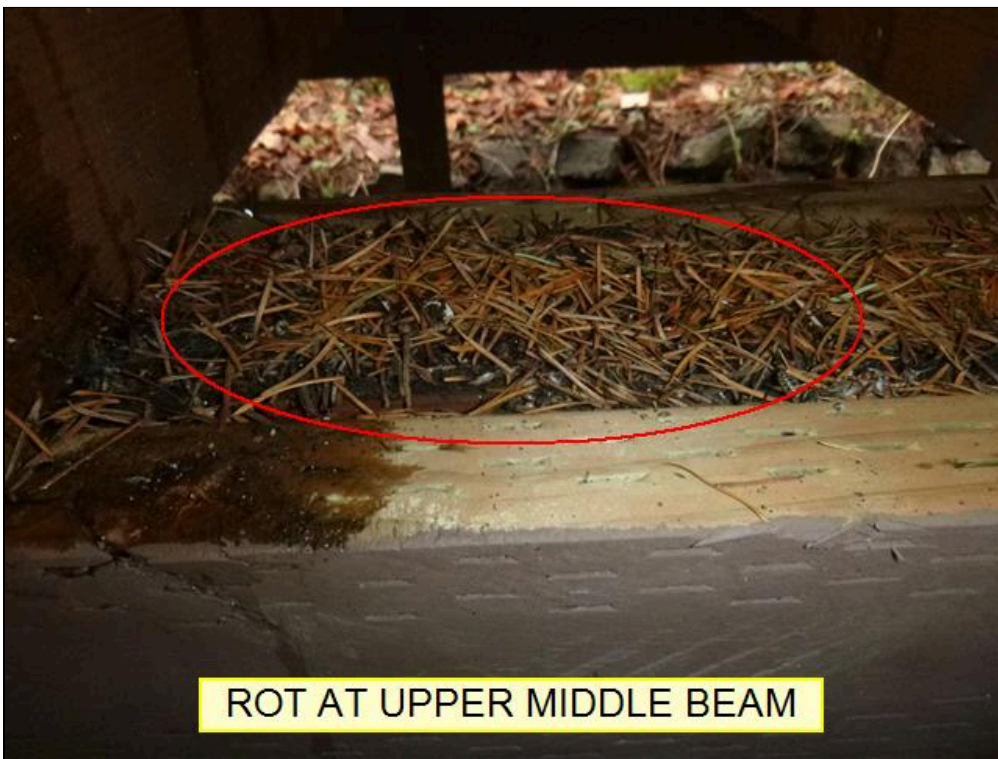
2.4 Picture 2



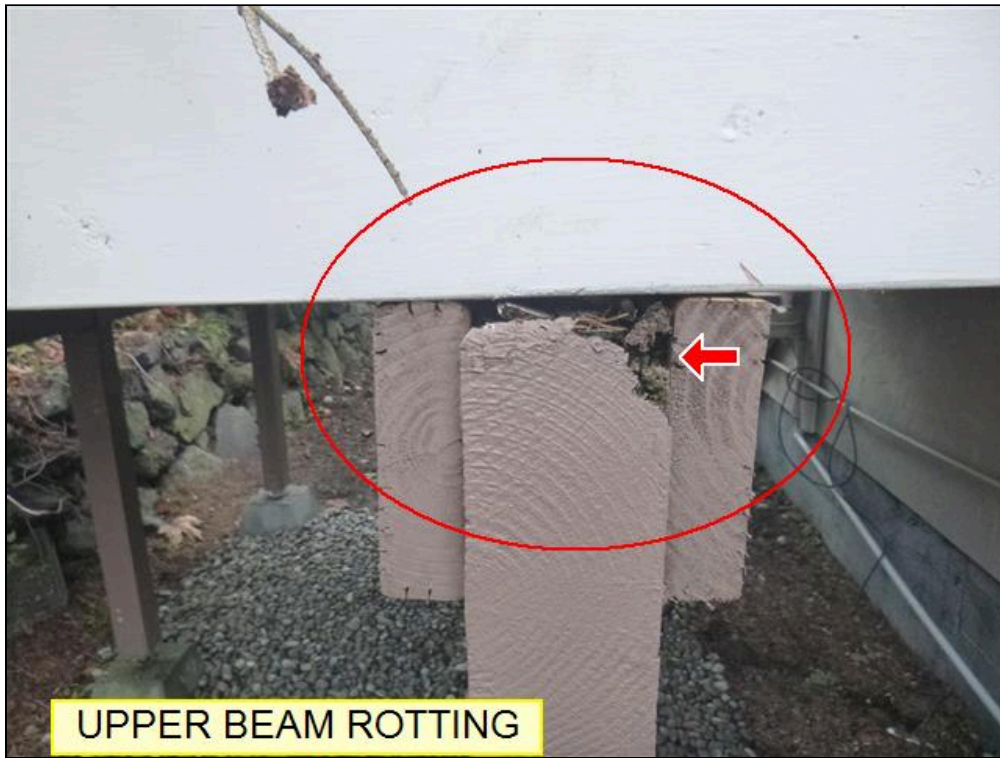
2.4 Picture 3



2.4 Picture 4



2.4 Picture 5



2.4 Picture 6



2.4 Picture 7





2.4 Picture 8

**2.7** SEAL HOLE IN FRONT MASONRY BLOCKS TO PREVENT MOISTURE AND RODENTS FROM ENTERING INTO THIS AREA.

CONSIDER ADDING A RAILING AND HANDRAIL FOR STEPS AND LANDING LEADING UP TO THE FRONT PORCH.

FRONT PORCH BEAM IS TWISTED AT THE END. POST AND BEAM CONNECTED IS STILL SOLID. THIS IS FOR YOUR INFORMATION.



2.7 Picture 1



2.7 Picture 2



2.7 Picture 3

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Garage

#### Styles & Materials

**Garage Door Type:**

Two automatic

**Garage Door Material:**

Metal

**Auto-opener Manufacturer:**

STANLEY

|     |   | IN        | NI        | NP        | RR        |
|-----|---|-----------|-----------|-----------|-----------|
| 3.0 | Garage Ceiling  | •         |           |           |           |
| 3.1 | Garage Walls (including Firewall Separation)  | •         |           |           |           |
| 3.2 | Garage Floor  | •         |           |           |           |
| 3.3 | Garage Door (s)   | •         |           |           |           |
| 3.4 | Occupant Door (from garage to inside of home)   | •         |           |           | •         |
| 3.5 | Garage Door Operators (Report whether or not doors will reverse when met with resistance) | •         |           |           | •         |
| 3.6 | Ignition sources within eighteen inches of floor  | •         |           |           |           |
| 3.7 | Garage Electrical   | •         |           |           |           |
| 3.8 | Garage Misc.  | •         |           |           | •         |
|     |   | <b>IN</b> | <b>NI</b> | <b>NP</b> | <b>RR</b> |

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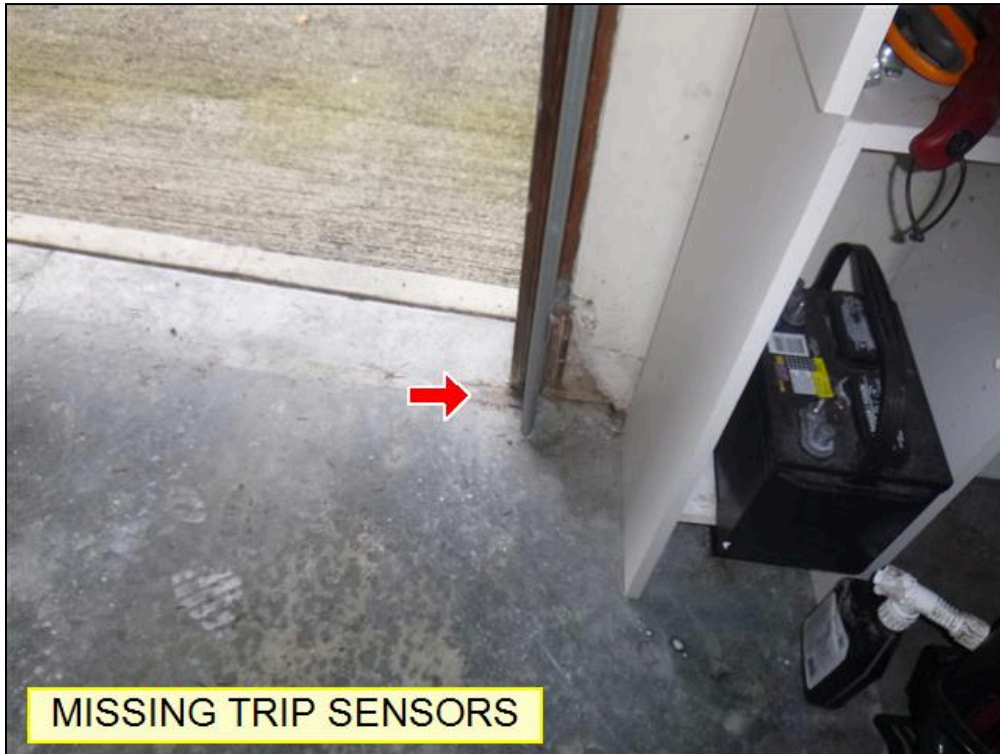
**Comments:**

**3.4** A SMALL DOG DOOR WAS INSERTED INTO THE GARAGE DOOR LEADING INTO THE HOUSE. THIS DOOR IS NO LONGER A FIRE RATED DOOR. **RECOMMEND INSTALLING A 20 MINUTE FIRE RATED DOOR LEADING INTO THE HOUSE FROM THE GARAGE.**



3.4 Picture 1

**3.5** GARAGE DOOR OPENERS ARE MOST LIKELY THE ORIGINALS. MISSING SAFETY TRIP SENSORS. RECOMMEND INSTALLING SAFETY TRIP SENSORS AT THE LOWER PORTION OF THE DOORS. CONSIDER OPENER REPLACEMENT IN THE NEAR FUTURE.



3.5 Picture 1

**3.8** A HEAT REGISTER(SUPPLY) VENT WAS FOUND IN THE GARAGE. THIS IS NO LONGER ALLOWED PER CURRENT BUILDING CODES. THIS HEAT VENT IS AN AVENUE FOR SMOKE (PRODUCTS OF COMBUSTION) CARBON MONOXIDE TO ENTER THE HOME. RECOMMEND SEALING OFF THIS HEAT VENT IN THE GARAGE CEILING. USE OTHER SOURCES OF HEAT IF NEEDED.



3.8 Picture 1

# 4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

## Styles & Materials

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

Carpet  
Hardwood T&G  
Laminated T&G

**Interior Doors:**

Wood

**Window Types:**

Casement

**Cabinetry:**

Wood

**Countertop:**

Slab

|     |   | IN        | NI        | NP        | RR        |
|-----|---|-----------|-----------|-----------|-----------|
| 4.0 | Ceilings                                      | •         |           |           |           |
| 4.1 | Walls   | •         |           |           |           |
| 4.2 | Floors  | •         |           |           |           |
| 4.3 | Steps, Stairways, Balconies and Railings      | •         |           |           |           |
| 4.4 | Counters and Cabinets (representative number) | •         |           |           |           |
| 4.5 | Doors (representative number)                 | •         |           |           |           |
| 4.6 | Windows (representative number)               | •         |           |           |           |
| 4.7 | Caulking                                      |           |           | •         |           |
| 4.8 | Kitchen items                                 | •         |           |           |           |
| 4.9 | Grout   | •         |           |           |           |
|     |   | <b>IN</b> | <b>NI</b> | <b>NP</b> | <b>RR</b> |

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



# 5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

**Foundation:**

Concrete Slab

**Method used to observe**

**Crawlspace:**

No crawlspace

**Floor Structure:**

Wood joists

Slab

**Wall Structure:**

Wood

|     |                       | IN | NI | NP | RR |
|-----|-----------------------|----|----|----|----|
| 5.0 | Walls (Structural)    | •  |    |    |    |
| 5.1 | Columns or Piers      | •  |    |    |    |
| 5.2 | Floors (Structural)   | •  |    |    |    |
| 5.3 | Ceilings (Structural) | •  |    |    |    |
| 5.4 | Crawlspace            |    |    | •  |    |
| 5.5 | Foundation            | •  |    |    |    |
|     |                       | IN | NI | NP | RR |

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

## Styles & Materials

**Water Source:**

Public

**Water Filters:**

None

**Plumbing Water Supply (into home):**

Not visible

**Plumbing Water Distribution (inside home):**

Copper

**Washer Drain Size:**

Not visible

**Plumbing Waste:**

Not Visible

**Water Heater Power Source:**

Electric

**Water Heater Capacity:**

50 Gallon (2-3 people)

**Manufacturer:**

STATE

**Water Heater Location:**

GARAGE

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 6.0 | Plumbing Drain, Waste and Vent Systems  | •  |    |    |    |
| 6.1 | Plumbing Water Supply, Distribution System and Fixtures   | •  |    |    |    |
| 6.2 | Hot Water Systems, Controls, Chimneys, Flues and Vents  | •  |    |    |    |
| 6.3 | Main Water Shut-off Device (Describe location)  | •  |    |    |    |
| 6.4 | Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks) | •  |    |    |    |
| 6.5 | Main Fuel Shut-off (Describe Location)  | •  |    |    |    |
| 6.6 | Sump Pump   |    |    | •  |    |
|     |   | IN | NI | NP | RR |

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## Comments:

**6.0** CONSIDER HAVING A SEWER SCOPE PERFORMED TO DETERMINE OVERALL CONDITION OF THE MAIN SEWER LINE FROM THE HOUSE TO THE STREET.

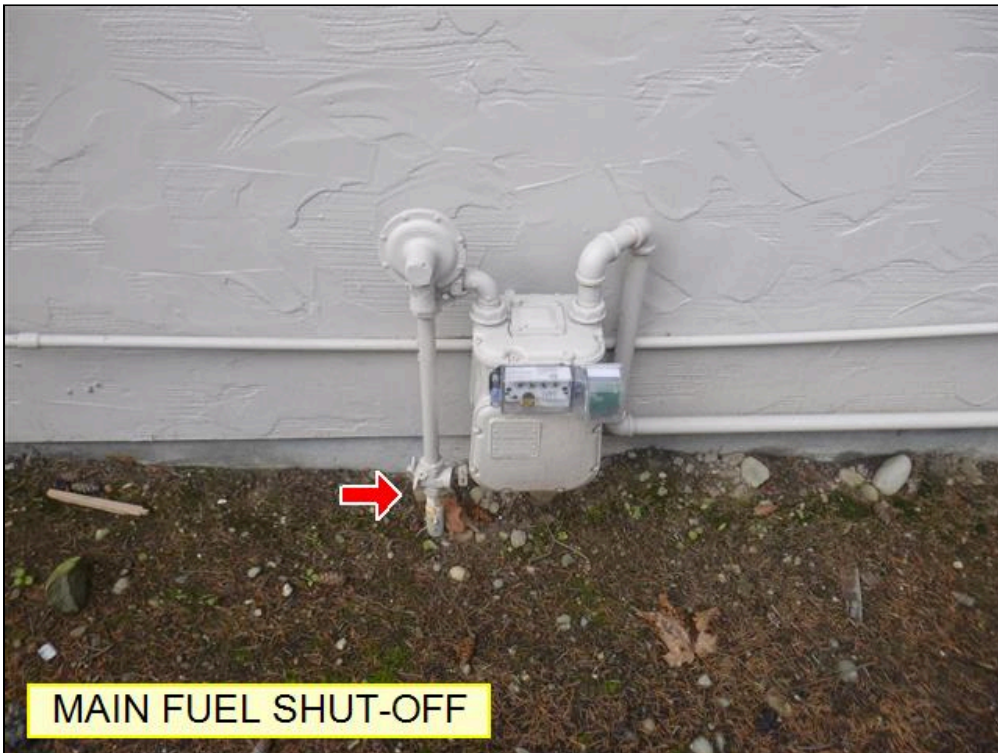
**6.2** HOT WATER TANK WAS BUILT IN 2021.

**6.3** MAIN WATER SHUT-OFF IS LOCATED IN THE BASEMENT WALL UNDER THE BAR SINK.



6.3 Picture 1

**6.5** MAIN FUEL SHUT-OFF IS LOCATED AT THE BACK OF THE HOUSE.



6.5 Picture 1

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

## Styles & Materials

|   |   |  |
|---|---|--|
| <b>Electrical Service Conductors:</b><br>Below ground | <b>Panel capacity:</b><br>200 AMP           | <b>Panel Type:</b><br>Circuit breakers |
| <b>Electric Panel Manufacturer:</b><br>BRYANT         | <b>Branch wire 15 and 20 AMP:</b><br>Copper | <b>Wiring Methods:</b><br>Romex        |

|      |  | IN | NI | NP | RR |
|------|--|----|----|----|----|
| 7.0  | Service Entrance Conductors  | •  |    |    |    |
| 7.1  | Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels   | •  |    |    |    |
| 7.2  | Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage   | •  |    |    |    |
| 7.3  | Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls) | •  |    |    |    |
| 7.4  | Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure  | •  |    |    |    |
| 7.5  | Operation of GFCI (Ground Fault Circuit Interrupters)  | •  |    |    | •  |
| 7.6  | Location of Main and Distribution Panels   | •  |    |    |    |
| 7.7  | Smoke Detectors  |    | •  |    | •  |
| 7.8  | Carbon Monoxide Detectors  |    | •  |    |    |
| 7.9  | Crawlspace electrical  |    |    | •  |    |
| 7.10 | Jacuzzi Tub  |    |    | •  |    |
| 7.11 | Radiant Heated Floors  |    |    | •  |    |
|      |  | IN | NI | NP | RR |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**7.5** RECOMMEND GFCI PROTECTION FOR ALL EXTERIOR AND GARAGE RECEPTACLES. THIS IS CURRENT ELECTRICAL STANDARDS AND FOR OCCUPANT SAFETY..

GARAGE GFCI RECEPTACLE WOULD NOT TRIP WHEN TESTED. RECOMMEND REPLACEMENT TO ENSURE PROPER OPERATION.



7.5 Picture 1



7.5 Picture 2

**7.6** ELECTRICAL PANEL IS LOCATED IN THE GARAGE.



7.6 Picture 1

**7.7** RECOMMEND REPLACING ALL SMOKE DETECTORS THAT ARE OVER TEN YEARS OLD. RECOMMEND INSTALLING SMOKE DETECTORS IN ALL BEDROOMS.



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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

## Styles & Materials

**Heat Type:**

Heat Pump Forced Air (also provides cool air)  
Wood Fireplace

**Energy Source:**

Gas  
Wood

**Number of Heat Systems (excluding wood):**

Two

**Filter Type:**

Disposable

**Types of Fireplaces:**

Solid Fuel  
Conventional

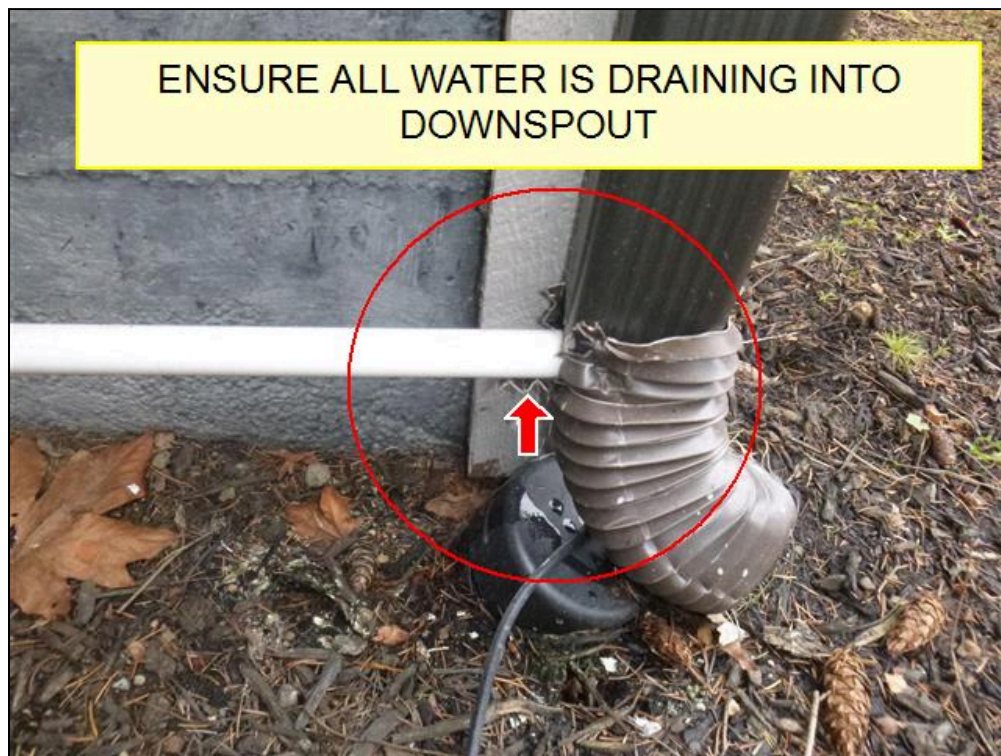
|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 8.0 | Heating Equipment   | •  |    |    | •  |
| 8.1 | Normal Operating Controls   | •  |    |    |    |
| 8.2 | Automatic Safety Controls   | •  |    |    |    |
| 8.3 | Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) | •  |    |    |    |
| 8.4 | Presence of Installed Heat Source in Each Room  | •  |    |    |    |
| 8.5 | Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)   | •  |    |    | •  |
| 8.6 | Solid Fuel Heating Devices (Fireplaces, Woodstove)  | •  |    |    |    |
| 8.7 | Gas/LP Firelogs and Fireplaces  |    |    | •  |    |
| 8.8 | Cooling and Air Handler Equipment   |    |    | •  |    |
|     |   | IN | NI | NP | RR |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**8.0 FURNACE WAS INSTALLED IN 2017. NO SERVICE TAGS NOTED. RECOMMEND HIRING A LICENSED HVAC CONTRACTOR TO SERVICE THE FURNACE.**

CONDENSATE LINE FOR THE FURNACE IS NOT FULLY DRAINING INTO THE DOWNSPOUT. LEAKING WATER NOTED. ENSURE WATER IS FULLY DRAINING INTO THE DOWNSPOUT.



8.0 Picture 1



8.0 Picture 2

**8.5 UPPER FIREPLACE DAMPER DOES NOT OPEN OR CLOSE. DAMPER MAY HAVE CORRODED. UNKNOWN CONDITION OF THE INNER FIREPLACE FLUES. RECOMMEND HIRING A LICENSED FIREPLACE CHIMNEY SWEEP CONTRACTOR TO INSPECT AND CLEAN THE FLUES IF NEEDED.**



8.5 Picture 1

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

## Styles & Materials

**Exhaust Fans:**

Fan

**Dryer Power Source:**

240 ELECTRIC

**Dryer Vent:**

Flexible

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 9.0 | Insulation Under Floor System                       |    |    | •  |    |
| 9.1 | Vapor Retarders (in Crawlspace or basement)         |    |    | •  |    |
| 9.2 | Ventilation of Foundation Areas                     |    |    | •  |    |
| 9.3 | Venting Systems (Kitchens, Baths and Laundry)       | •  |    |    | •  |
| 9.4 | Ventilation Fans and Thermostatic Controls in Attic |    |    | •  |    |
| 9.5 | Roof Ventilation                                    | •  |    |    |    |
|     |   | IN | NI | NP | RR |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**9.3** BATHROOM CEILING VENT PIPING HAS BECOME DISCONNECTED IN THE ATTIC. RECOMMEND RECONNECTING VENT PIPING TO ENSURE BATHROOM AIR IS VENTING TO THE EXTERIOR OF THE HOUSE.



9.3 Picture 1

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## General Summary



### On Point Home Inspections

**4404 142nd DR NE  
Lake Stevens, WA 98258  
206-486-0340**

**Customer**  
Jennifer Turner

**Address**  
10701 62nd PL W  
Mukilteo WA 98275

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 1. Roofing / Chimneys / Roof Structure and Attic

#### 1.0 Roof Coverings

##### **Inspected, Repair or Replace**

ROOF COVERING IN OVERALL FAIR CONDITION. GRANULE LOSS ALONG WITH THE TORN TOPS OF SHINGLES FOUND IN MANY AREAS. EXCESSIVE GRANULE LOSS NOTED IN VALLEYS. UNKNOWN EXACT AGE OF THE ROOF, BUT I WOULD ESTIMATE AROUND 20 YEARS OLD. EXPOSED NAIL HEAD NOTED OVER THE FRONT PORCH AREA. ALL EXPOSED NAIL HEADS SHOULD BE SEALED WITH ROOFING MASTIC. **RECOMMEND HIRING A LICENSED ROOFING CONTRACTOR FOR FURTHER**

## 1. Roofing / Chimneys / Roof Structure and Attic

**EVALUATION OF THE ROOF COVERING. REPLACE ANY WORN VALLEYS IF NEEDED OR ANY OTHER REPAIRS OR REPLACEMENT THAT ROOFING CONTRACTOR RECOMMENDS.**

### 1.2 Skylights, Chimneys and Roof Penetrations, roof vents.

#### Inspected, Repair or Replace

THERE ARE THREE SKYLIGHT ON THE EAST SIDE OF THE ROOF. ONE OF THE SKYLIGHT HAS MISSING UPPER SEAL/CAP. THIS SKYLIGHT APPEARS OLDER AND NOT LIKE THE OTHER TWO UPDATED ONES. THE METAL FLASHING IS EXPOSED AND WILL ALLOW WATER TO SEEP DOWN BEHIND THE FLASHING. THIS SKYLIGHT IS A LEAK CONCERN. **RECOMMEND HIRING A LICENSED ROOFING CONTRACTOR FOR FURTHER EVALUATION AND REPAIRS/REPLACEMENT IF NEEDED. SKYLIGHTS NEED TO BE CLEANED.**

MOSS GROWTH NOTED ON CONCRETE CHIMNEY CAP. **RECOMMEND REMOVING AND CLEANING THE CONCRETE CAP. CHECK FOR ANY CRACKING/DETERIORATION AND MAKE REPAIRS OR CAP REPLACEMENT AS NEEDED.**

### 1.4 Roof Structure and Attic (Report leak signs or condensation)

#### Inspected, Repair or Replace

EVIDENCE OF RODENT ACTIVITY IN THE ATTIC SPACE. UNKNOWN IF THIS ACTIVITY IS RECENT OR WAS DONE A WHILE BACK. **RECOMMEND FURTHER EVALUATION BY A LICENSED RODENT CONTRACTOR. TREAT AS NEEDED.**

## 2. Exterior



### 2.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

#### Inspected, Repair or Replace

SEVERAL OF THE WOOD DECKING BOARDS AT THE FRONT DECK ARE DETERIORATING. SOME OF THE DECKING BOARDS HAVE BEEN REPLACED. EVENTUAL REPLACEMENT OF ALL THE DECKING BOARDS WILL BE NEEDED AS IT AGES. DECK IS STILL FUNCTIONAL AND FELT SECURE. REPLACE ANY SEVERELY ROTTING DECKING BOARDS AS NEEDED.

BALUSTER SPACING FOR THE DECK EXCEEDS THE INDUSTRY STANDARD OF FOUR INCHES. THIS FOUR INCHES SPACING IS TO PREVENT SMALL CHILDREN FROM GETTING STUCK BETWEEN THE RAILING. THIS IS FOR YOUR INFORMATION. USE CAUTION IF SMALL CHILDREN ARE ON THE DECK.

ROTTING SUPPORT BEAMS NOTED AT THE REAR DECK OFF THE MASTER BEDROOM. THE TOP EDGE OF THE BEAM IS SOFT. THE MIDDLE SUPPORT BEAM HAS BEEN RETROFITTED WITH PRESSURE TREATED LUMBER. EVENTUAL REPLACEMENT OF BOTH BEAMS WILL BE NEEDED.

ONE OF THE CENTER FRONT DECK POSTS METAL BRACKET HAS BROKEN OFF. IT APPEARS WOOD PIECES ARE HOLDING THE POST IN PLACE. RECOMMEND REPLACEMENT OF THE SUPPORT POST AS NEEDED.

## 3. Garage

### 3.4 Occupant Door (from garage to inside of home)

#### Inspected, Repair or Replace

A SMALL DOG DOOR WAS INSERTED INTO THE GARAGE DOOR LEADING INTO THE HOUSE. THIS DOOR IS NO LONGER A FIRE RATED DOOR. **RECOMMEND INSTALLING A 20 MINUTE FIRE RATED DOOR LEADING INTO THE HOUSE FROM THE GARAGE.**

### 3.5 Garage Door Operators (Report whether or not doors will reverse when met with

### 3. Garage

resistance)

#### Inspected, Repair or Replace

GARAGE DOOR OPENERS ARE MOST LIKELY THE ORIGINALS. MISSING SAFETY TRIP SENSORS. RECOMMEND INSTALLING SAFETY TRIP SENSORS AT THE LOWER PORTION OF THE DOORS. CONSIDER OPENER REPLACEMENT IN THE NEAR FUTURE.

#### 3.8 Garage Misc.

##### Inspected, Repair or Replace

A HEAT REGISTER(SUPPLY) VENT WAS FOUND IN THE GARAGE. THIS IS NO LONGER ALLOWED PER CURRENT BUILDING CODES. THIS HEAT VENT IS AN AVENUE FOR SMOKE (PRODUCTS OF COMBUSTION) CARBON MONOXIDE TO ENTER THE HOME. RECOMMEND SEALING OFF THIS HEAT VENT IN THE GARAGE CEILING. USE OTHER SOURCES OF HEAT IF NEEDED.

### 7. Electrical System

#### 7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

##### Inspected, Repair or Replace

RECOMMEND GFCI PROTECTION FOR ALL EXTERIOR AND GARAGE RECEPTACLES. THIS IS CURRENT ELECTRICAL STANDARDS AND FOR OCCUPANT SAFETY.

GARAGE GFCI RECEPTACLE WOULD NOT TRIP WHEN TESTED. RECOMMEND REPLACEMENT TO ENSURE PROPER OPERATION.

#### 7.7 Smoke Detectors

##### Not Inspected, Repair or Replace

RECOMMEND REPLACING ALL SMOKE DETECTORS THAT ARE OVER TEN YEARS OLD. RECOMMEND INSTALLING SMOKE DETECTORS IN ALL BEDROOMS.

### 8. Heating / Central Air Conditioning

#### 8.0 Heating Equipment

##### Inspected, Repair or Replace

FURNACE WAS INSTALLED IN 2017. NO SERVICE TAGS NOTED. **RECOMMEND HIRING A LICENSED HVAC CONTRACTOR TO SERVICE THE FURNACE.**

CONDENSATE LINE FOR THE FURNACE IS NOT FULLY DRAINING INTO THE DOWNSPOUT. LEAKING WATER NOTED. ENSURE WATER IS FULLY DRAINING INTO THE DOWNSPOUT.

#### 8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

##### Inspected, Repair or Replace

UPPER FIREPLACE DAMPER DOES NOT OPEN OR CLOSE. DAMPER MAY HAVE CORRODED. UNKNOWN CONDITION OF THE INNER FIREPLACE FLUES. **RECOMMEND HIRING A LICENSED FIREPLACE CHIMNEY SWEEP CONTRACTOR TO INSPECT AND CLEAN THE FLUES IF NEEDED.**

### 9. Insulation and Ventilation

#### 9.3 Venting Systems (Kitchens, Baths and Laundry)

##### Inspected, Repair or Replace

## 9. Insulation and Ventilation

BATHROOM CEILING VENT PIPING HAS BECOME DISCONNECTED IN THE ATTIC. RECOMMEND RECONNECTING VENT PIPING TO ENSURE BATHROOM AIR IS VENTING TO THE EXTERIOR OF THE HOUSE.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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**ON POINT**  


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**HOME INSPECTIONS**

**INVOICE**

**On Point Home Inspections**  
 4404 142nd DR NE  
 Lake Stevens, WA 98258  
 206-486-0340  
 Inspected By: Brandon Mauer

**Inspection Date:** 2/6/2024  
**Report ID:** 020624

|   |                                      |
|---|--------------------------------------|
| <b>Customer Info:</b>                       | <b>Inspection Property:</b>          |
| Jennifer Turner                             | 10701 62nd PL W<br>Mukilteo WA 98275 |
| <b>Customer's Real Estate Professional:</b> |                                      |

**Inspection Fee:**

| Service         | Price  | Amount | Sub-Total                   |
|-----------------|--------|--------|-----------------------------|
| Home Inspection | 450.00 | 1      | 450.00                      |
|                 |        |        | <b>Tax \$0.00</b>           |
|                 |        |        | <b>Total Price \$450.00</b> |

**Payment Method:** Credit Card  
**Payment Status:** Paid  
**Note:**



# **ON POINT**

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## **HOME INSPECTIONS**

### **On Point Home Inspections**

**Brandon Mauer**

**4404 142nd DR NE  
Lake Stevens, WA 98258  
206-486-0340**

