



AAA Home Inspections  
34th Ave SW  
Seattle, WA 12345

AAA HOME INSPECTIONS



34th Ave SW  
Seattle, WA 12345



## Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Exterior	4
Roof	4
Garage/Carport	5
Electrical	5
Structure	6
Basement	6
Fireplace/Wood Stove	7
Heating System	7
Plumbing	8
Bathroom	8
Kitchen	9
Bedroom	10
Living Space	11
Laundry Room/Area	11
Summary	12



AAA HOME INSPECTIONS

## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 34th Ave SW  
City Seattle State WA Zip 12345  
Contact Name Tim Kappenman  
Phone 206-291-3711

### Client Information

Client Name Tim Kappenman  
Client Address 34th Ave SW  
City Seattle State WA Zip 12345  
Phone 206-291-3711  
E-Mail timkappenman@yahoo.com

### Inspection Company

Inspector Name Tim Kappenman  
Company Name AAA Home Inspections  
Home Inspection License# 1926  
Address 34th Ave SW  
City Seattle State WA Zip 12345  
Phone 206-291-3711  
E-Mail aaahiseattle@gmail.com  
Amount Received NA

### Conditions

Others Present Buyer's Agent Property Occupied Occupied  
Estimated Age 1927 Entrance Faces West



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## General Information (Continued)

Inspection Date 06/12/2017

Start Time 0900 AM End Time 1200 PM

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 60

Weather Cloudy Soil Conditions Dry

Space Below Grade Basement

Building Type Single family Garage Attached

Sewage Disposal City How Verified Multiple Listing Service

Water Source City How Verified Multiple Listing Service

Additions/Modifications New deck

Permits Obtained Electrical How Verified Seller

## Lots and Grounds

1. Marginal Driveway: Concrete - Uneven settling, Heavy cracks in surface
2. Marginal Walks: Concrete - Trip hazard, cracks/ uneven settling
3. Acceptable Steps/Stoops: Concrete, Wood
4. Acceptable Porch: Wood
5. Acceptable, Marginal Deck: Stained wood - Rear deck lacking proper flashing at siding to home, in need of some maintenance/replacement
6. Acceptable Grading: Minor slope
7. Acceptable Vegetation: Trees, Shrubs
8. Acceptable Retaining Walls: Stone -
  
9. Marginal Basement Stairwell: Wood Timbers - Uneven riser or run on steps
10. Acceptable Fences: Chain link



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## Exterior

### 1st Floor, West Exterior Surface

1. Acceptable, Marginal Type: Fibrous, Aluminum siding, Wood
2. Acceptable, Marginal Trim: Wood
3. Acceptable Fascia: Wood
4. Acceptable Soffits: Plywood
5. Acceptable Entry Doors: Metal, Fiberglass
6. Acceptable Patio Door: Fiberglass
7. Acceptable Windows: Vinyl casement, Vinyl double hung, Aluminum casement
8. Acceptable Window Screens: Vinyl mesh
9. Marginal Basement Windows: Wood casement - Will not open
10. Acceptable Exterior Lighting: Surface mount
11. Acceptable Hose Bibs: Gate
12. Acceptable Gas Meter: Exterior surface mount at side of home
13. Acceptable Main Gas Valve: Located at gas meter

## Roof

### Main Roof Surface

1. Method of Inspection: Ladder at eaves, Ground level, On roof
2. Acceptable Unable to Inspect: 10% - Height of roof, Steep Pitch
3. Acceptable Material: Asphalt shingle
4. Type: Hip
5. Approximate Age: 2yrs
6. Acceptable Flashing: Aluminum
7. Acceptable Valleys: Preformed metal
8. Acceptable Skylights: Insulated glass
9. Acceptable Plumbing Vents: ABS, Galvanized
10. Acceptable Electrical Mast: Mast with tie back at roof
11. Acceptable Gutters: Aluminum
12. Acceptable Downspouts: Aluminum
13. Acceptable Leader/Extension: Aluminum to underground drains

### North Chimney

14. Marginal Chimney: Brick - Chimney requires tuck point repairs
15. Not Inspected Flue/Flue Cap: Unable to view due to height
16. Acceptable Chimney Flashing: Aluminum



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## Garage/Carport

### Attached Garage

1. Type of Structure: Attached Car Spaces: 1
2. Acceptable Garage Doors: Insulated aluminum
3. Acceptable Door Operation: Mechanized
4. Acceptable Door Opener: Lift Master
5. Acceptable Exterior Surface: Aluminum siding, Fibrous
6. Defective Service Doors: Wood - Loose or missing threshold
7. Acceptable Ceiling: Drywall
8. Marginal Walls: Drywall - Not fire rated
9. Acceptable Floor/Foundation: Poured concrete
10. Marginal Electrical: 110 VAC - Non-GFCI circuit -recommend GFCI circuit be installed
11. Not Present Smoke Detector:
12. Not Present Heating:
13. Acceptable Windows: Vinyl casement

## Electrical

1. Service Size Amps: 125 Volts: 110-240 VAC
2. Acceptable Service: Aluminum
3. Marginal 120 VAC Branch Circuits: Copper - Evaluation by a licensed electrician is recommended
4. Acceptable 240 VAC Branch Circuits: Copper
5. Marginal Conductor Type: Romex, Non-metallic sheathed cable
6. Acceptable Ground: Plumbing and rod in ground
7. Acceptable Smoke Detectors: Battery operated

### Basement Electric Panel

8. Marginal Manufacturer: Square D - Double taps present, Evaluation by a licensed electrician is recommended
9. Maximum Capacity: 100 Amps
10. Acceptable Main Breaker Size: 60 Amps, 40 Amp
11. Acceptable Breakers: Copper
12. Is the panel bonded? Yes



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## Structure

1. Acceptable Structure Type: Wood frame
2. Marginal Foundation: Poured - Floor settled, A structural engineer is recommended to evaluate and estimate repairs
3. Acceptable Beams: Solid wood
4. Acceptable Bearing Walls: Frame
5. Not Inspected Joists/Trusses:
6. Marginal Floor/Slab: Poured slab
7. Marginal Stairs/Handrails: Wood stairs with wood handrails - Hand rails do not extend entire length of stairways
8. Acceptable Subfloor: Dimensional wood

## Basement

### Main Basement

1. Acceptable Unable to Inspect: 0%
2. Acceptable Ceiling: Exposed framing, Drywall
3. Acceptable Walls: Exposed framing, Drywall, Lap siding
4. Marginal Floor: Poured - Poured concrete/settling with cracks
5. Marginal Doors: Hollow wood
6. Marginal Windows: Wood casement
7. Marginal Electrical: 110 VAC - No GFCI
8. Not Present Smoke Detector:
9. Acceptable HVAC Source: Heating system register
10. Acceptable Vapor Barrier: Plastic
11. Acceptable Insulation: Fiberglass
12. Marginal Ventilation: Windows
13. Marginal Basement Stairs/Railings: Wood stairs with wood handrails - Handrails do not extend entire length of stairs



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## Fireplace/Wood Stove

### Living Room Fireplace

1. Not Inspected Freestanding Stove:
2. Acceptable Fireplace Construction: Brick
3. Type: Gas Insert
4. Not Present Fireplace Insert: Standard
5. Not Inspected Smoke Chamber:
6. Not Inspected Flue:
7. Not Inspected Damper:
8. Acceptable Hearth: Flush mounted

## Heating System

### Basement Heating System

1. Marginal Heating System Operation: Appears functional
2. Manufacturer: Payne
3. Model Number: 398AAV036060 Serial Number: 4403G
4. Type: Forced air Capacity: 91,000 BTUHR
5. Area Served: 1st floor and basement Approximate Age: 1992
6. Fuel Type: Natural gas
7. Acceptable Heat Exchanger: 4 Burner
8. Unable to Inspect: 50%
9. Acceptable Blower Fan/Filter: Direct drive with electronic filter
10. Acceptable Distribution: Metal duct
11. Acceptable Circulator: N/A
12. Acceptable Draft Control: Manual
13. Acceptable Flue Pipe: Double wall
14. Acceptable Controls: Limit switch
15. Acceptable Thermostats: Individual
16. Tank Location: Side yard
17. Suspected Asbestos: Yes





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## Plumbing

1. Acceptable Service Line: Galvanized - Galvanized supply piping corrodes from inside causing decreased flow rates and will eventually require updating
2. Acceptable Main Water Shutoff: Basement
3. Acceptable Water Lines: Galvanized and copper
4. Acceptable Drain Pipes: ABS, PVC, Galvanized
5. Acceptable Service Caps: Accessible
6. Acceptable Vent Pipes: ABS, PVC, Galvanized
7. Acceptable Gas Service Lines: Cast iron

### Basement Water Heater

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8. Marginal Water Heater Operation: Adequate
9. Manufacturer: Rheem
10. Model Number: 21V50-2 Serial Number: 1291A39968
11. Type: Natural gas Capacity: 50 Gal.
12. Approximate Age: 1991 Area Served: Whole building
13. Acceptable Flue Pipe: Double wall
14. Acceptable TPRV and Drain Tube: Copper

## Bathroom

### 1st floor main Bathroom

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1. Acceptable Ceiling: Drywall
2. Acceptable Walls: Paint and tile
3. Acceptable Floor: Ceramic tile
4. Acceptable Doors: Solid wood
5. Acceptable Windows: Vinyl double hung
6. Marginal Electrical: 110 VAC GFCI - Open or missing ground
7. Acceptable Counter/Cabinet: Laminate
8. Acceptable Sink/Basin: Porcelain coated
9. Acceptable Faucets/Traps: Delta fixtures with a PVC trap
10. Marginal Tub/Surround: Porcelain tub and ceramic tile surround - Replace caulking, Epoxy coating peeling
11. Acceptable Toilets: Niagara .8 Gal
12. Acceptable HVAC Source: Wall heater
13. Acceptable Ventilation: Electric ventilation fan, Window

### Master Bathroom

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14. Acceptable Closet: Small
15. Acceptable Ceiling: Drywall



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## Bathroom (Continued)

- 16. Acceptable Walls: Drywall
- 17. Acceptable Floor: Linoleum
- 18. Acceptable Doors: Hollow wood
- 19. Acceptable Windows: Vinyl double hung
- 20. Marginal Electrical: 110 VAC - Non-GFCI circuit
- 21. Marginal Counter/Cabinet: Laminate - Surface laminate loose or peeling
- 22. Marginal Sink/Basin: One piece sink/counter top
- 23. Acceptable Faucets/Traps: Moen fixtures with a PVC trap
- 24. Acceptable Shower/Surround: Fiberglass pan and ceramic tile surround
- 25. Acceptable Toilets: Niagara .8 Gal
- 26. Acceptable HVAC Source: Wall heater
- 27. Acceptable Ventilation: Electric ventilation fan and window

## Kitchen

### 1st Floor Kitchen

- 1. Acceptable Cooking Appliances: General Electric
- 2. Acceptable Dishwasher: Kitchenaid
- 3. Air Gap Present? Yes
- 4. Acceptable Refrigerator: General Electric
- 5. Acceptable Microwave: Amana
- 6. Acceptable Sink: Stainless Steel
- 7. Marginal Electrical: 110 VAC - Non-GFCI circuit
- 8. Marginal Plumbing/Fixtures: PVC - Open wall where plumbing enters under sink
- 9. Acceptable Counter Tops: Butcher Block
- 10. Marginal Cabinets: Laminate - Surface laminate loose or peeling, Poor alignment
- 11. Acceptable Pantry: Single
- 12. Acceptable Ceiling: Drywall
- 13. Acceptable Walls: Drywall
- 14. Acceptable Floor: Linoleum
- 15. Acceptable Doors: Hollow wood, Fiberglass
- 16. Acceptable Windows: Aluminum casement, Vinyl double hung
- 17. Acceptable HVAC Source: Heating system register



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## Bedroom

### West Bedroom

1. Acceptable Closet: Small
2. Acceptable Ceiling: Drywall
3. Acceptable Walls: Drywall
4. Acceptable Floor: Hardwood
5. Acceptable Doors: Solid wood
6. Acceptable Windows: Vinyl casement, Vinyl double hung
7. Marginal Electrical: 110 VAC, Vintage open ground outlet
8. Acceptable HVAC Source: Heating system register
9. Acceptable Smoke Detector: Battery operated

### East Bedroom

10. Acceptable Closet: Small
11. Acceptable Ceiling: Drywall
12. Acceptable Walls: Drywall
13. Acceptable Floor: Hardwood
14. Marginal Doors: Solid wood - Loose hardware, Cracked door
15. Acceptable Windows: Vinyl slider, Vinyl casement
16. Acceptable Electrical: 110 VAC
17. Acceptable HVAC Source: Heating system register
18. Acceptable Smoke Detector: Battery operated

### 2nd Floor Master Bedroom

19. Acceptable Closet: Two small walk in closets
20. Marginal Ceiling: Drywall - Cracks present
21. Acceptable Walls: Drywall
22. Marginal Floor: Carpet - Damaged carpet
23. Acceptable Doors: Hollow wood
24. Acceptable Windows: Vinyl slider, Vinyl Skylight, Vinyl Skylight, Vinyl slider
25. Acceptable Electrical: 110 VAC
26. Acceptable HVAC Source: Wall heater, Wall heater
27. Acceptable Smoke Detector: Battery operated



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## Living Space

### Living Room Living Space

1. Acceptable Ceiling: Drywall
2. Acceptable Walls: Drywall
3. Marginal Floor: Hardwood - Gapping in hardwood flooring noted, Worn wood floor finish
4. Acceptable Doors: Solid wood
5. Acceptable Windows: Vinyl casement, Wood casement, Wood casement
6. Marginal Electrical: 110 VAC, Vintage open ground outlet
7. Acceptable HVAC Source: Heating system register
8. Acceptable Smoke Detector: Battery operated

### Dining Room Living Space

9. Acceptable Ceiling: Drywall
10. Acceptable Walls: Drywall
11. Acceptable Floor: Vinyl floor covering
12. Acceptable Doors: Fiberglass
13. Acceptable Windows: Vinyl casement, Vinyl slider
14. Acceptable Electrical: 110 VAC
15. Acceptable HVAC Source: Heating system register
16. Acceptable Smoke Detector: Battery operated

## Laundry Room/Area

### Basement Laundry Room/Area

1. Acceptable Ceiling: Exposed framing
2. Acceptable Walls: Exposed framing
3. Marginal Floor: Poured - Poured concrete/settling with cracks
4. Marginal Doors: Hollow wood
5. Marginal Windows: Wood casement
6. Acceptable Electrical: 110 VAC
7. Not Present Smoke Detector:
8. Acceptable HVAC Source: Heating system register
9. Acceptable Laundry Tub: PVC
10. Acceptable Laundry Tub Drain: PVC
11. Acceptable Washer Hose Bib: Ball valves
12. Acceptable Washer and Dryer Electrical: 110-240 VAC
13. Acceptable Dryer Vent: Metal flex
14. Acceptable Washer Drain: Drains to laundry tub



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## Marginal Summary

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

### Lots and Grounds

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1. Driveway: Concrete - Uneven settling, Heavy cracks in surface
2. Walks: Concrete - Trip hazard, cracks/ uneven settling
3. Deck: Stained wood - Rear deck lacking proper flashing at siding to home, in need of some maintenance/replacement
4. Basement Stairwell: Wood Timbers - Uneven riser or run on steps

### Exterior

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5. 1st Floor, West Exterior Surface Type: Fibrous, Aluminum siding, Wood
6. Trim: Wood
7. Basement Windows: Wood casement - Will not open

### Roof

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8. North Chimney Chimney: Brick - Chimney requires tuck point repairs

### Garage/Carport

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9. Attached Garage Walls: Drywall - Not fire rated
10. Attached Garage Electrical: 110 VAC - Non-GFCI circuit -recommend GFCI circuit be installed

### Electrical

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11. 120 VAC Branch Circuits: Copper - Evaluation by a licensed electrician is recommended
12. Conductor Type: Romex, Non-metallic sheathed cable
13. Basement Electric Panel Manufacturer: Square D - Double taps present, Evaluation by a licensed electrician is recommended

### Structure

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14. Foundation: Poured - Floor settled, A structural engineer is recommended to evaluate and estimate repairs
15. Floor/Slab: Poured slab
16. Stairs/Handrails: Wood stairs with wood handrails - Hand rails do not extend entire length of stairways

### Basement

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17. Main Basement Floor: Poured - Poured concrete/settling with cracks



AAA HOME INSPECTIONS

## Marginal Summary (Continued)

- 18. Main Basement Doors: Hollow wood
- 19. Main Basement Windows: Wood casement
- 20. Main Basement Electrical: 110 VAC - No GFCI
- 21. Main Basement Ventilation: Windows
- 22. Main Basement Basement Stairs/Railings: Wood stairs with wood handrails - Handrails do not extend entire length of stairs

### Heating System

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- 23. Basement Heating System Heating System Operation: Appears functional

### Plumbing

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- 24. Basement Water Heater Water Heater Operation: Adequate

### Bathroom

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- 25. 1st floor main Bathroom Electrical: 110 VAC GFCI - Open or missing ground
- 26. 1st floor main Bathroom Tub/Surround: Porcelain tub and ceramic tile surround - Replace caulking, Epoxy coating peeling
- 27. Master Bathroom Electrical: 110 VAC - Non-GFCI circuit
- 28. Master Bathroom Counter/Cabinet: Laminate - Surface laminate loose or peeling
- 29. Master Bathroom Sink/Basin: One piece sink/counter top

### Kitchen

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- 30. 1st Floor Kitchen Electrical: 110 VAC - Non-GFCI circuit
- 31. 1st Floor Kitchen Plumbing/Fixtures: PVC - Open wall where plumbing enters under sink
- 32. 1st Floor Kitchen Cabinets: Laminate - Surface laminate loose or peeling, Poor alignment

### Bedroom

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- 33. West Bedroom Electrical: 110 VAC, Vintage open ground outlet
- 34. East Bedroom Doors: Solid wood - Loose hardware, Cracked door
- 35. 2nd Floor Master Bedroom Ceiling: Drywall - Cracks present
- 36. 2nd Floor Master Bedroom Floor: Carpet - Damaged carpet

### Living Space

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- 37. Living Room Living Space Floor: Hardwood - Gapping in hardwood flooring noted, Worn wood floor finish
- 38. Living Room Living Space Electrical: 110 VAC, Vintage open ground outlet



## Marginal Summary (Continued)

### Laundry Room/Area

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- 39. Basement Laundry Room/Area Floor: Poured - Poured concrete/settling with cracks
- 40. Basement Laundry Room/Area Doors: Hollow wood
- 41. Basement Laundry Room/Area Windows: Wood casement



## Defective Summary

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

### Garage/Carport

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1. Attached Garage Service Doors: Wood - Loose or missing threshold