

# Trek Inspection Services, Inc.

Bob Pilch, DOL #427, L.S.P.I. WSDA# 66886

10102 Jensen Road East,

Eatonville, WA 98328

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[www.trekinspection.com](http://www.trekinspection.com)

## Structural Home Inspection Report

TO: Jane Doe  
19402 77<sup>th</sup> St E  
Bonney Lake WA 98391

FROM: Bob Pilch  
Trek Inspection Services, Inc.  
10102 Jensen Road East  
Eatonville, WA 98328

INSPECTION DATE: February 26, 2010

### MESSAGE:

Thank you for using my business to have your home in Bonney Lake inspected. A brief summary of concerns for this home is on Page 3. General information about the home starts on page 4. A detailed summary of all concerns begins on Page 7. Photos begin on Page 13. And remember, if you have any friends who are in need of an inspector for their real estate transaction, let them know about me.

**Lifetime Member of Christian Real Estate Network (CREN).**

**Trek Inspection Services, Inc.**

10102 Jensen Road East

Eatonville, WA 98328

Phone: 253-279-1535

Email: [trekinspection@yahoo.com](mailto:trekinspection@yahoo.com)**This report is prepared exclusively for****Jane Doe**

Attached is a written report resulting from observations of the subject property. This report is meant to supplement the oral report given to you and/or your agent. You are cautioned that this is a limited report representing a limited inspection by visual means and surroundings. Inspection of areas normally concealed, areas requiring disassembly are specifically not included unless otherwise agreed upon in writing. The hidden nature of some items, and fact that we will not and cannot perform destructive testing, makes it impossible to detect some defects. We do not imply that an item not mentioned is satisfactory or in working order, not do we imply a warranty or guaranty of any items. Conclusions are drawn from what is visible and are based on spot checks of various areas. There is no warranty or guaranty, expressed or implied, that the subject premises complies with present day codes. Heating and cooling systems and other equipment were observed, but their life expectancy or efficiency has not been determined. This report represents only a professional opinion of the subject premises, and not a scientific determination.

The undersigned shall have no liability, even on the limited basis identified above, unless notice of your claim thereof is presented in writing to the undersigned with in 90 days of the date of the report. You must also commence suit on any claim or controversy arising out of this report or work performed pursuant to this report within six months of the date of the report.

This agreement is prepared only for the above mentioned person(s). Any use by another party will be considered a copyright violation and absolutely no warranty or guaranty is extended to the other party.

The non-prevailing party, in any dispute shall pay to the prevailing party all of the reasonable costs and attorney fees of the prevailing party, no matter how the dispute is resolved.

President of Trek Inspection Services, Inc.



Robert Pilch Jr.

**THANK YOU FOR YOUR BUSINESS**

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**Inspection Date:** Feb 26, 2010

**Client Name:** Jane Doe

**Client Address:** 19402 77<sup>th</sup> St E, Bonney Lake WA 98391

**Home Phone:** 253-863-6044

**Work Phone:**

**Address of Residence Inspected:** 19402 77<sup>th</sup> St E, Bonney Lake WA 98391

**Realty Company:** NA

**Realtor Name:** NA

**Realtor Phone:** NA

**Terms:** \$375 (Paid with Check)

**Type of Residence:** Single Family Residence, /w two attached garage.

**Additional Information:** Built in 1988, Approx. 1495 sq.ft. (+/-)

## **Major Concern Areas:**

1. Wood Rot and Pest Related Issues.
2. Electrical Issues.
3. Misc. Issues.
4. Safety Issues.

(See Page 7 for details of all concerns)

## **General Construction Information**

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### **EXTERIOR**

**Roofing:** Composition Asphalt Roofing

**Skylight(s):** None

**Gutters and Downspouts:** Continuous Aluminum Gutters

**Siding:** T1-11 and Cedar Lap Siding

**Chimney:** Class A vent

**Drainage:** Splash Blocks

**Driveway:** Concrete

**Decks:** Large Wood Deck

### **INTERIOR**

**Walls:** Drywall and Texture

**Ceiling:** Drywall and Texture

**Floors:** 2x6 with 3/4 inch Plywood

**Windows:** Aluminum Thermal Pane

**Insulation:** Walls –R-19, Ceiling – R-38, Floors – R-19

**Floor Coverings:** Carpet, Vinyl.

**Exhaust Fans:** All Working

**Smoke Alarms:** Interconnected

**Security System:** Yes

**INTERIOR Continued**

**Fireplace:** Metal Zero Clearance

**Furnace or Heating Unit:** Carrier Heat Pump, with Gas Assist.

**Bathrooms:** 2.5 baths.

**Kitchen Cabinets:** Particle Board Cabinets

**Dishwasher:** Yes

**Disposal:** Yes

**Compactor:** No

**Lighting:** Good

**Doors and Trim Work:** Hollow Core Doors and Wood Trim

**ELECTRICAL**

**Circuit Breaker Panel:** General Electric 200 amp service panel with Main Shutoff Breaker.

**Type of Wiring:** Copper wiring with Aluminum Power Feeds

**Outlets:** Three Prong

**Buss Voltage:** 121v – GND – 121v, 242vac. (+/- 1v Digitally Measured).

**Grounds/GFCI:** Some GFCI's in standard locations.

**PLUMBING**

**Type of Pipe:** Copper supply lines, ABS drain lines.

**Plumbing Leaks:** Toilet Drain Is Leaking

**Water Pressure:** 80psi

**Hot Water Temperature:** 133F (Max. should be 120F)

**Faucets:** Average

**Toilets:** All Secure

**Bathtubs/Shower:** Fiberglass

**Water Heater:** Gas 40 Gallon Unit

**Sinks:** Good quality

**Drains:** PVC (ABS is the Best).

**Well/Septic Tank:** Public Water and Public Sewer System.

### **STRUCTURE**

**Full Basement:** No

**Crawl Space:** Outside

**Attic Access:** Upstairs Bedroom

**Settlement Noted:** None Observed

**Foundation Cracks:** None Observed

**Floors Deflecting/Springy:** Floor Areas are solid

**Roof Area:** Engineered Trusses with 1/2 inch plywood

## Details of Major and Minor Issues

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### Major Concerns

#### 1. Wood Rot and Pest Related Issues:

- a. There is wood rot at the front porch area. This due to pouring the concrete against the siding materials, which should not be done. When removing the porch, remove the siding material. When pouring concrete next to any wood, the wood should be protected with Nervastral or Sheet Metal. Have the new porch secured to foundation stem wall with rebar. Also secure it, with rebars, to the remaining sidewalk or drive way to prevent shifting and trip hazard transitions. The same problem and remedy exists for the side porch step to the garage. (See Photo#2, 3, 4, 8)
- b. The master bathroom toilet appears to be leaking at the wax ring. The moisture level here is 40%. The sub flooring is swelling significantly. This floor will need to be repaired. Use plywood (A/C or C/CPTS)for the new sub flooring. (See Photo#42)
- c. There is significant wood rot on the exposed deck structure and members. Replace all wood rot areas. Protect all remaining or replaced floor joists with Nervastral strips. I do not recommend painting the deck to preserve the wood, which usually accelerates the decay. Instead use Sikkens or some other high quality oil based sealant. (See Photo#14, 16, 17)
- d. There is wood rot at the chimney tower on the north side. This area should have a cricket installed to prevent this from happening in the future. (See Photo#21, 31)
- e. There is wood rot at most of the exposed fascia tails. These should be cut off or replaced. (See Photo#5, 6, 7, 28)
- f. There is wood rot at the garage door jamb at the bottom. This is due to earth to wood contact and southern weather exposure. (See Photo#22, 23)
- g. There is wood rot at the crawl space panel port. There is evidence of frass (working ant debris) in the port. There may have been some activity here by carpenter ants. There are some black widow nests attached to the cover too. (See Photo#11, 54)
- h. Remove the wood debris and construction debris from the crawl space area. (See Photo#55, 56, 57)
- i. The decorative cedar tree stump is a pest magnet in the back yard. I would recommend removal or annual treatment by a Pest Control Operator-PCO. (See Photo#15)

- j. The dormer windows above the garage do not have flashing on the top side for weather protection, and the caulking is failing. There could be hidden water damage here. (See Photo#27, 32)
- k. Exhaust vents in attic do not have a positive connection to the outside. This is a conducive pest issue and possible factor contributing to the light mold in the attic. (See Photo#34, 35)
- l. Contact Gary Broker for carpentry repairs, at 253-232-6406

## **2. Electrical Issues:**

- a. The outside electrical box next to the deck has hole in the side which needs a plug. Safety hazard for children. (See Photo#19)
- b. The range venting wire is not protected in BX cable as required by code. (See Photo#46)
- c. For electrical issues contact Jim Dorrough with Kanon Electric at 253-312-8971.

## **3. Misc. Issues:**

- a. The threshold and strike plate for the side garage door need repaired or replacement. (See Photo#12, 51)
- b. The siding is in need painting this year. (See Photo#25)
- c. The roofing has shingles which are curling up, and there are darkened areas, especially near the ridge vents, which indicate excessive attic heat. The roof needs more top side vents and the upper attic needs improved air flow in the attic on the south side. Improved air flow will also resist future mold issues in the attic. The roofing material appears to have about 5 years (+/- 2years) of life left. (See Photo#29, 30, 37)

## **4. Safety Issues:**

- a. The deck structure is not secured to the wall framing with lag bolts. (See Photo#13)
- b. The deck landing does not meet code requirements, and is a trip hazard since the pad is not equal-distant with the risers. (See Photo#17)
- c. There is a trip hazard at the drive way expansion joint. If re-poured, the slabs should be secured with rebar. (See Photo#24)
- d. The unfinished and exposed wood members in the garage are fire risk. Have these covered with 5/8" Type X dry wall board and fire taped. (This was not a code requirement in 1988, and thus optional, but recommended). (See Photo#47)
- e. The main beam support is missing through bolts at the base bracket. Code Requirement Issue. (See Photo#48)

- f. Make sure the hot water temperature is 120F or below. (See Photo#52)
- g. Both garage door opener motors need to have the back pressure sensor adjusted properly. (See Photo#53)

**Minor Concerns.**

- 1. Seal the pipe and wire entry points on the East side to prevent hidden water damage. Use Quad caulking by OSI for all exterior caulking needs. (See Photo#9)
- 2. The displaced splash block on the NW corner appears to contributing to the water leaching over the footing inc the crawl space (See Photo#20, 58)
- 3. There is some light moss on the roof. Have this removed. (See Photo#26)
- 4. Vinyl flooring in the main bath room needs to be glued down. (See Photo#38)
- 5. Depressions in the attic insulation result in heat loss. Have the insulation raked and restored to level and uniform conditions. (See Photo#36)
- 6. There are some nail pops in the main bath room which could be touched up with some drywall mud and texture, and there is small dry wall crack in the kitchen too. (See Photo#40, 44)
- 7. Replace the sink in the master bathroom. There are several chips in the enamel. (See Photo#41)
- 8. The carpet needs to be re-stretched through out the home. (See Photo#43)
- 9. There is cardboard on the pier pads in the crawl space. Some inspectors recommend removal of this cardboard.

**Recommendations.**

- 1. Change the washing machine supply hoses every 5 years. They are very inexpensive, but the damage they can do is usually very expensive.
- 2. If you paint the inside of the home, use a Zero-VOC type of paint. This type of paint does not emit gases.
- 3. If you re-install carpet, consider have the carpet sealed chemically. Contact Environmental Home Center in Seattle, at 206-682-7332.

4. Consider installing an Air-to-Air exchanger in the home to improve indoor air quality.
5. Consider changing the PVC drain pipes under the sinks to ABS, since PVC is prone to loosen up and leak. (See Photo#39, 45)

**Observational Notes:**

1. See Doe\_Audio\_Notes.mp3

**Shut-off Valves Locations:**

1. Electrical: Inside garage at Main Panel, top breaker (See Photo#49)
2. Gas: Outside on East side wall. (See Photo#10)
3. Water: In Garage between hot water tank and furnace, with blue knob. (See Photo#50)

**Reminders:**

*Please keep in mind that of all of the problems that I find with any particular home, none of the issues have to be resolved, unless you or your lender is requiring them to be resolved. You can take the home as is, and deal with the problems on your own terms. This inspection report allows you to make a more informed purchasing decision. However, some problems are better dealt with now than later. If you have any questions about your home, do not hesitate to call me. That is why you hired me, and that is why I am here for you.*

Overflow drains in the bathtubs were not tested for functional operation. This can be easily done by the home owner, by simply plugging the drain and filling the tub above the overflow valve. If the water level continues to rise while filling the tub, the drain is obstructed or blocked. I have chosen to leave this task to the client since there is a small chance of having an overflow during the inspection process and missing it due to distractions.

If high moisture levels are noted or water leaks are here in reported, there is always the strong possibility that there are structural members damaged below these areas. You should assume the worst case scenario when making your decision to buy and negotiate your purchase.

Also, remember that this report is primarily a negative perspective of the home, looking mainly at the liabilities that are contained on the property. Most homes have substantial assets. It is your job to weight these in the balance, and make your own decision.

### **Definition of Terms Used**

**Major Concerns:** These are items that are deemed by the inspector to be costly (> \$1000), or result in person injury or possibly death, or be a potential fire hazard, or result in damage of \$1000 or more if left as is, or be an item that is generally unacceptable in the building industry. These are items that the seller should rectify, unless the buyer prefers to take responsibility in exchange for compensation. These are items that affect the value of the home significantly, or affect your ability to resell the home. These could also be items that are obviously not built to current accepted building codes at the time of construction.

**Minor Concerns:** These are items that do fall into the major concern category, but should be rectified by the seller. These are often cosmetic issues, or issues that do not adversely affect the value of the home. These may be items that, if left unresolved, will become major concerns in the future.

**Recommendations:** These are items or corrections that the buyer should consider, not the seller, which will promote safety, or reduced maintenance, or increase the longevity of the products installed.

**GFCI:** Ground Fault Circuit Interrupt. These Circuits/Outlets are usually found in the kitchen, bathroom, garage, outside outlets, and basement outlet areas. These outlets and circuits are designed to protect people from extended electrical shock. Homes that do not have GFCI outlets in Kitchen, Bathrooms, Laundry and Garage areas should have them installed.

**Boot-Legged:** These are items or structures that have been: 1) installed without permits, and/or 2) never inspected by the proper authorities (Building Dept, L&I).

**Pest Issues:** This includes not only carpenter ants, termites, anobiids, lyctids, wood boring wasps, sub-terrinean termites, birds nest, wasps, yellow jackets, mud dabbers, bees, and rodents; but also water leaks, dry rot, mold conditions, earth to wood contact, wood to wood contact, and conditions conducive to pest infestations or wood decay. Where ever there is wood decay, the wood must be removed.

**Negative Slope/Grade:** The ground slopes toward the home instead of away from the home. This will cause water to build up against the home, and can lead to other problems, such as water in the crawl space areas.

**Poly Pipes:** Copper is the best supply pipe out there. There are varieties of "Poly" pipes used in the industry. Some are better than others. Some have litigation issues, such as Qest pipe. Poly-butylene pipes (Qest) are susceptible to chlorine corrosion. Poly-ethylene pipes (PEX) are the best of the poly pipes. But even copper pipes have weaknesses. If your water supply has a PH below 7.0, the water will eat the copper pipe over time.

Photos



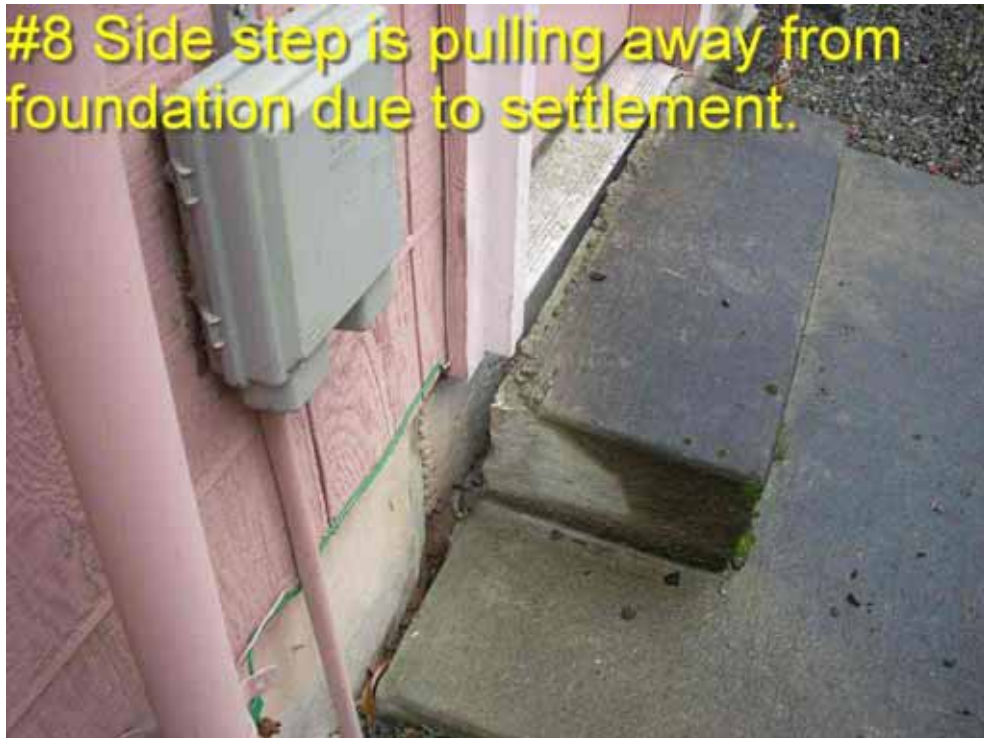


#5 Wood rot at most exposed fascia tails.



#6 Wood rot at exposed fascia tails.



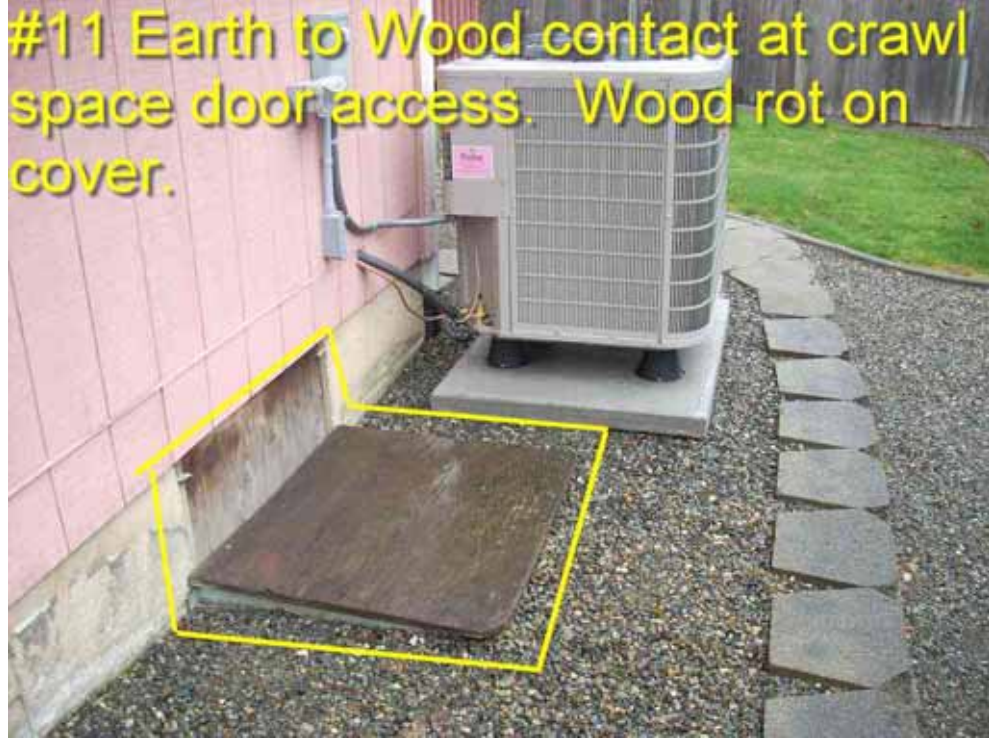


#9 Seal All pipes on East Wall.

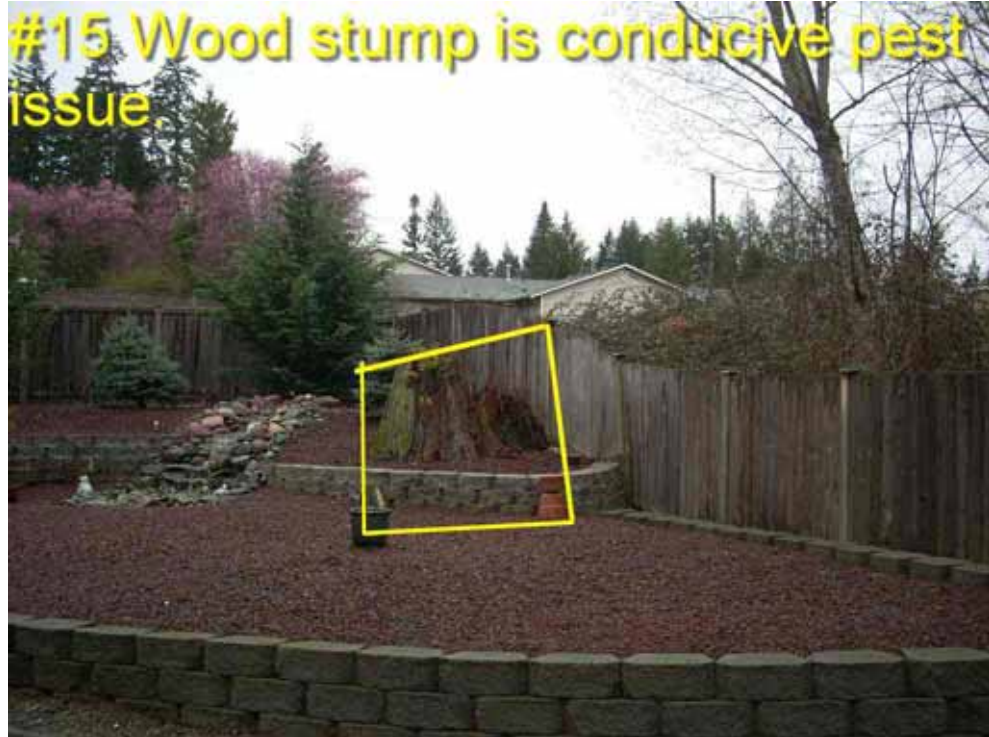


#10 Gas Shut off valve of East side.









#17 Bottom step to pad is not to code. Trip Hazard Issue.



#18 Wood rot on the hand caps on the deck railing.



#19 Install plug at outlet near deck.  
Electrical hazard for children.



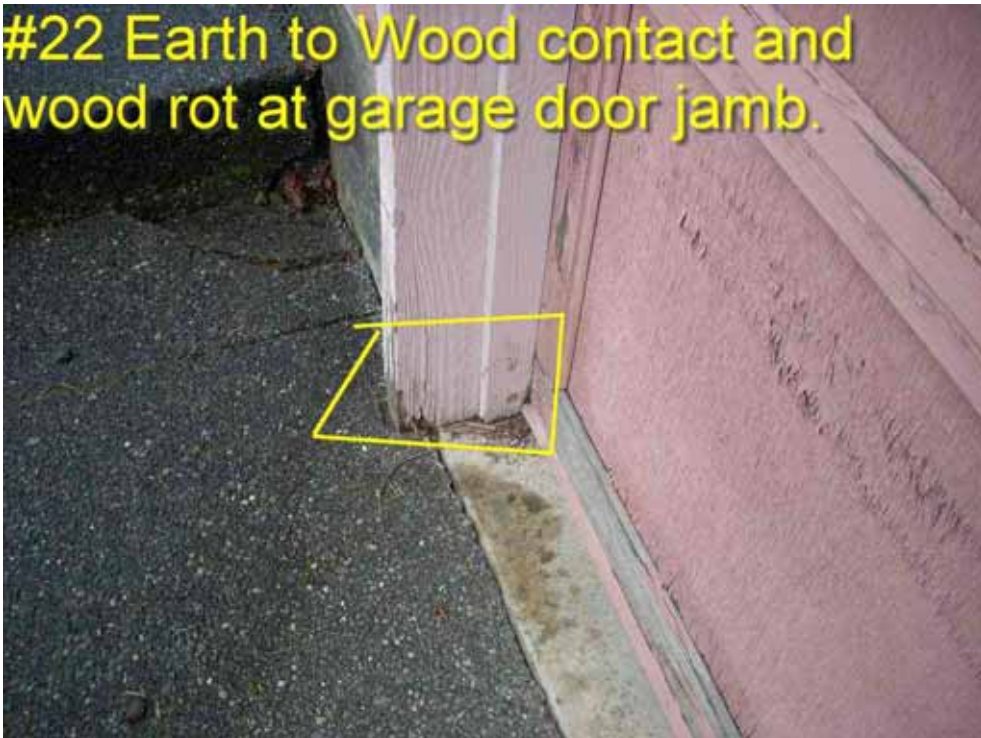
#20 Displaced splash block at NW  
corner may be causing the slight  
water flow on the footing in the  
crawl space.



#21 Wood rot at chimney siding.



#22 Earth to Wood contact and wood rot at garage door jamb.







#27 Missing flashing on top dormer windows. Caulking is failing.



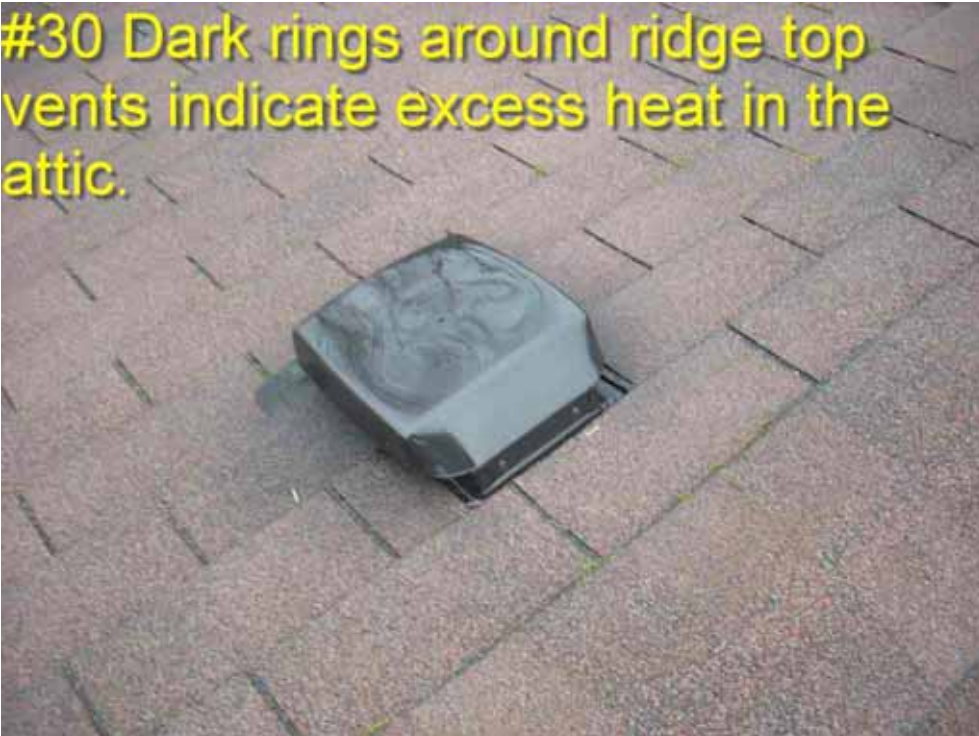
#28 Most exposed fascia tails have wood rot condition.

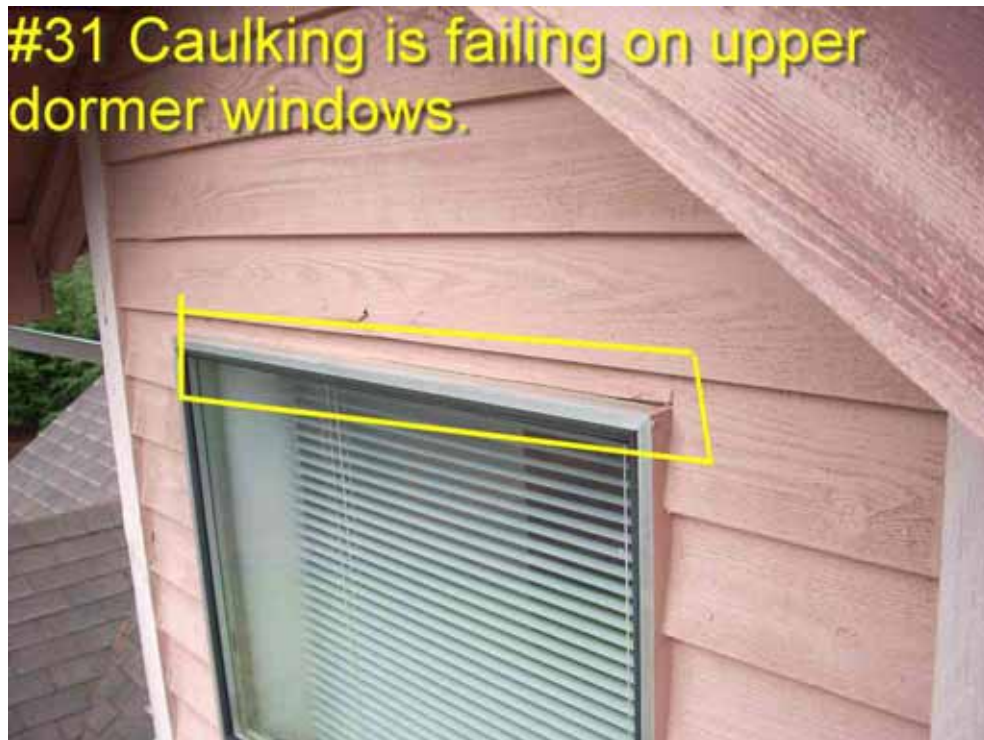


#29 Some roofing shingles are lifting due to excess attic heat.



#30 Dark rings around ridge top vents indicate excess heat in the attic.





#34 Exhaust fan vents do not have positive connection to outside. Conducive pest issue. May be contributing to the mold issue.



#35 Light mold on North side of roof area.



#36 Depressions in attic insulation result in heat loss issues.



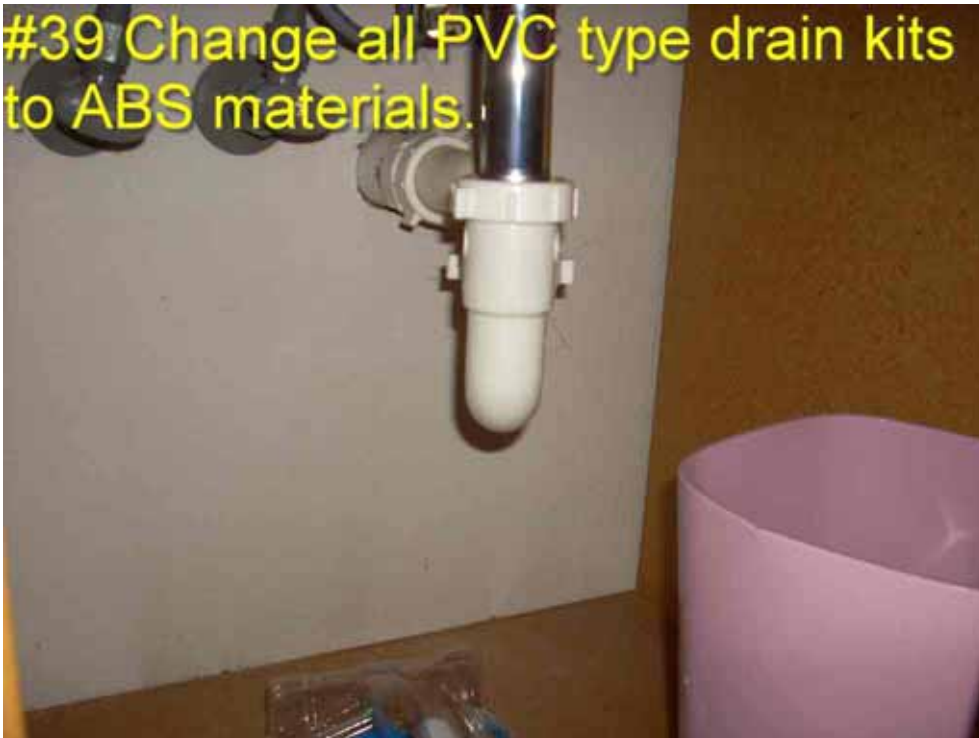
#37 Open up eave ports on south side of attic area for better air flow.



#38 Vinyl in main bath needs to be glued down and caulked to the tub.



#39 Change all PVC type drain kits to ABS materials.



#40 Nail pops in bathroom ceiling.



#41 Master bath sink is chipped.



#42 Very high moisture reading next to M. Bath toilet.



#43 Carpets need to be stretched.



#44 Drywall crack need touch up in kitchen.



#45 Change all PVC drains to ABS materials.



#46 Power feed in range cabinet needs to be in BX cable. Code Issue.



#47 Unfinished exposed wood areas in garage should be drywalled and fire taped.



#48 Missing securing bolts in garage support post



#49 Main Electrical Shutoff at panel in garage.



#50 Main Water shut off valve in garage.



#51 Threshold has popped off the side garage door. This door needs strike plate adjustment for the locks too.



#52 Water Temp should be at 120F or lower.



#53 Both garage door motors need back pressure sensor adjustments for safety.





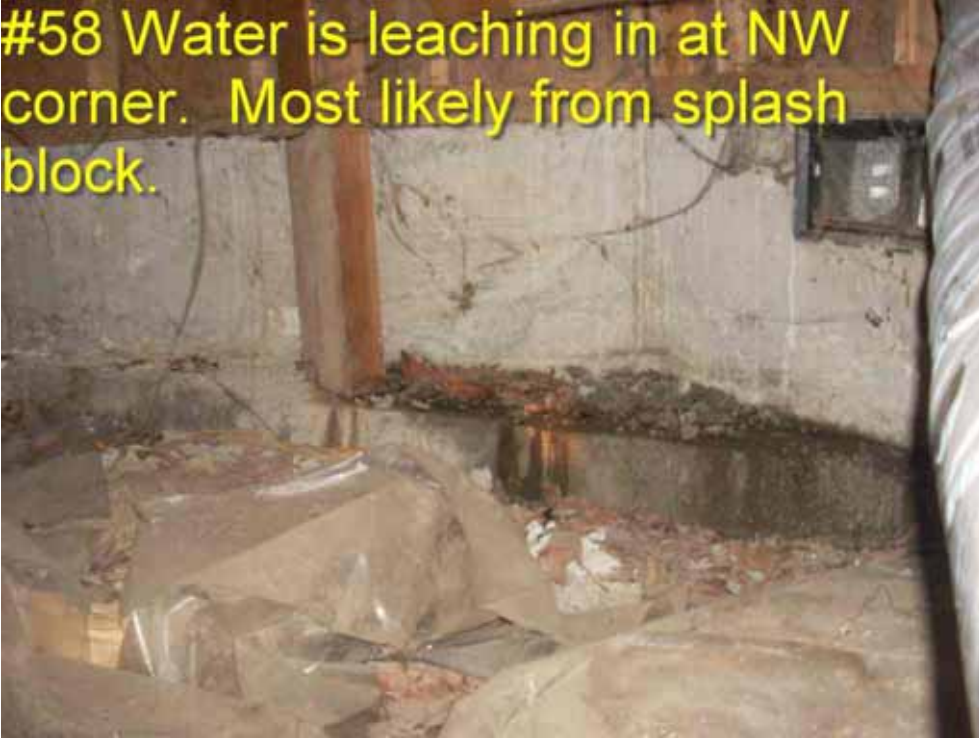
#56 Remove wood scraps and insulation, and pipe insulation from crawl space.



#57 Remove wood scraps from crawl space.



#58 Water is leaching in at NW corner. Most likely from splash block.



# Pest Diagram

19402 77th St E  
Bonney Lake, WA 98391

