

# Trek Inspection Services, Inc.

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## Structural Home Inspection Report

TO: John and Jane Doe

Email: [johnandjane@somewhere.com](mailto:johnandjane@somewhere.com)

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

INSPECTION DATE: Jan 3, 2005

### MESSAGE:

Thank you again for using my business to inspect the new home that you are considering in University Place. The main summary of major concerns is on page 3. The details of all concerns are on Pages 7 and 8. Photos begin on Page 9.



**Trek Inspection Services, Inc.**  
**Quality Home Inspection Services**  
**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**

**John and 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 there 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**

**Trek Inspection Services, Inc.**  
10102 Jensen Road East  
Eatonville, WA 98328  
Phone: 253-279-1535  
Email: [trekinspection@yahoo.com](mailto:trekinspection@yahoo.com)

**Inspection Date:** January 3, 2005

**Client Name:** John and Jane Doe

**Client Address:** 715 Main Street W, Sumner WA 98390

**Home Phone:** 253-863-4000

**Work Phone:** 253-863-8446, 8445 (Cell#)

**Address of Residence Inspected:** Somewhere in University Place, WA 98466

**Realty Company:** Your Favorite Real Estate Company

**Realtor Name:** Your Favorite Realtor

**Realtor Phone:** 253-572-0000

**Terms:** \$350

**Type of Residence:** Two Story, four bedroom + den, with attached 2 car garage.

**Additional Information:** Built in 2004-2005

**Major Concerns:**

No Major concerns with this home. The contractor did a very good job building this home, and there has been much attention to details.

(Other Concerns are listed on Page 7)

## EXTERIOR

**Roofing:** 3 Tab, 1 Layer, 20/25 Year Asphalt/fiberglass shingle architectural.

**Skylight(s):** None

**Gutters and Downspouts:** Continuous Aluminum

**Siding:** Hardy Plank

**Chimney:** Metal side mount for gas fireplace.

**Drainage:** OK in most places, except near south east corner of Garage.

**Driveway:** Concrete

**Decks:** Front Porch is Trex decking with metal railing.

## INTERIOR

**Walls:** Sheet rock with light texture.

**Ceiling:** Sheet rock with light texture.

**Floors:** ¾ Glodbond over TJI joist, over 4x10 beam and post

**Windows:** Milgaard Vinyl Windows.

**Insulation:** Walls & floor R-19, Ceiling R38+ (Celluite)

**Floor Coverings:** Hardwood, Tile and Carpet.

**Exhaust Fans:** All working.

**Smoke Alarms:** Working and Interconnected.

**INTERIOR Continued**

**Fireplace:** Metal Gas fired.

**Furnace or Heating Unit:** 80% Natural Gas Unit, down draft in crawl space.

**Bathrooms:** 4 + Large Den

**Kitchen Cabinets:** Top Quality

**Disposal:** Yes

**Lighting:** Can Type

**Doors and Trim Work:** Painted wood. Top Quality and good hardware.

**ELECTRICAL**

**Circuit Breaker Panel:** 200 Amp Panel with main shutoff. Cutler-Hammer Panel. Very Clean wiring in panel.

**Type of Wiring:** Copper with Aluminum Feeds.

**Outlets:** Three prong style.

**Buss Voltage:** Standard 116-Gnd-116, 238vac (Measured)

**Grounds/GFCI:** Bonding ground to hot water tank and gas piping was not observed. Might be hidden in the wall.

**PLUMBING**

**Type of Pipe:** Copper.

**Leaks:** None Detected, except builder noted that the T-Valve for the dishwasher had a small leak, which is being addressed.

**Water Pressure:** 68 PSI.

**Faucets: All working**

**Toilets: Secure**

**Bathtubs/Shower: Tile with Fiberglass pan.**

**Water Heater: Gas Type**

**Sinks: Normal.**

**Drains: ABS Type**

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

### **STRUCTURE**

**Full Basement: No**

**Crawl Space: Access on North Side**

**Attic Access: In Master bathroom closet**

**Settlement Noted: None Observed.**

**Foundation Cracks: None observed.**

**Floors Deflecting/Springy: OK.**

**Roof Area: 7/16" OSB over Engineered Trusses.**

## **Recommendations and Concerns**

### **Major Concerns.**

1. No Major concerns with this home.

### **Minor Concerns.**

1. Drainage outside of South East Corner of Garage. (See Photo #4)
2. Front Porch: rim joist not lag bolted to wall. (See Photo #2)
3. Front Porch: Did not see flashing between wall and first run of decking.
4. Crawl Space: vapor barrier under laundry room has slid off. (See Photo #3)
5. Caulk underside of bay window projection to keep out bugs. (See Photo #5)
6. Protection Barrier is missing in Garage to prevent collision with gas furnace and hot water tank. (Code issue) This is often a pipe stand or curb fastened to the garage floor in front of the equipment. (See Photo #6)

**Recommendations.**

1. I strongly recommend installing a Carbon Monoxide detector in the dwelling, since there are gas appliances in the home. I tested the furnace and gas fireplace for CO gas and the reading was 0ppm (good!).
2. I recommend replacing the washing machine supply hoses since they are so inexpensive and last only about 5 to 10 years, but when they break it's very expensive.
3. I recommend sealing the concrete floor in the garage.

**Observational Notes:**

**Reminder:**

*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 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.*



**Photos**



**#1 -- Somewhere in University Place, WA**



**#2 -- Deck Rim Joist should have Lag Bolts. Flashing is missing or mis-applied.**





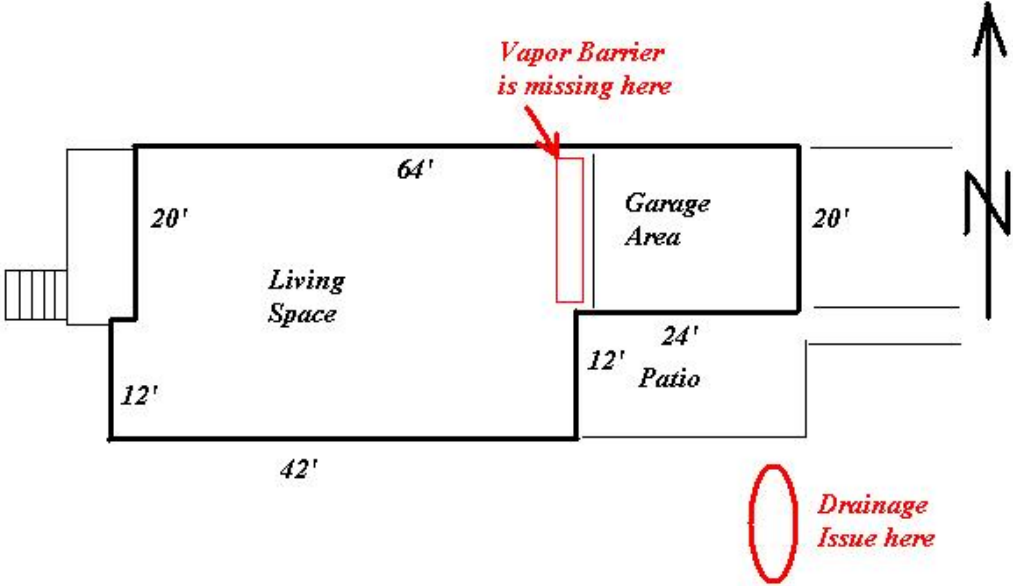
#5 -- Caulk gap in Bay window projections.



#6 -- Missing barrier protection for Heater & Hot water Tank.

Pest Diagram

1234 Somewhere St.  
University Place, WA 98467



*Note: This drawing is not to scale and the dimensions are approximate.*