

PETERSON HOME INSPECTION, INC.

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SUMMARY OF INSPECTION

This Inspection Report Is For the Exclusive Use of: John and Jane Home Buyer.

On June 23, 2009, Peterson Home Inspection, Inc. made a visual structural inspection on the home located at 6481 ABC Street in Bellevue, WA 98000.



Deficiencies found when the inspection was made:

1. The furnace electronic and pre-filters are dirty. They need to be cleaned.
2. I was not able to find the controls that turn on the whirlpool bathtub. Contact owner for directions.
3. The master bathroom left sink water stopper does not work. It stays closed. Repairs are needed.
4. The instant hot water on the kitchen sink did not get hot when tested. It is used only as a water filter.
5. The entry door to the southwest bedroom does not latch. The striker plated needs to be adjusted.
6. The bi-fold closet doors in the southwest bedroom are not lined up properly. Adjustments are needed.



7. The condensation build-up between the window lenses in the upstairs hallway skylight indicates the hermetically sealed lens has failed. The lens assembly would require replacement to eliminate the condition and restore its insulating qualities and appearance.
8. The flutter vent cover for the vent on the south side of the garage is broken. A new cover needs to be installed to prevent unwanted guest from nesting in the vent.



9. The overhead garage door closest to the house does not close unless the button switch is held down. Something is binding and adjustments are needed.
10. There is earth to wood contact on the support post for the deck. All soils need to be pulled away from the wood. I probed the post and found no softness.



11. The downspout extension is broken and has become disconnected from the downspout. The extension is too long and does not line up properly. Repairs are needed.



12. All trees need to be cut back a minimum of 4 feet above the roof and 1 foot from the side of the building. All other vegetation (Shrubs, plants, flowers, grass etc.) should be cut back a minimum of 6 inches from the building. This will keep the vines from growing up and under the siding and is also for moisture and pest control.



13. The bottom trim on the window on the back side of the garage is broken.



Read the entire report for additional information.

Note: Peterson Home Inspection recommends that the batteries in the smoke alarms be changed when you move in.

For security, Peterson Home Inspection, Inc. recommends all exterior doors be re-keyed or locks changed when you take possession of you new home.

Please call Peterson Home Inspection Service at (206) 650-3737, should any questions arise.

Enjoy Your Home,
Jon Q. Peterson

