HOME INSPECTION REPORT

Property address	City	ZIP code	Inspection date	Report date
8217 23rd Avenue Northeast	Seattle	98115	09/30/2026	10/01/2026

Client(s)	Inspection company	Phone
Daniel and Grace Park	Evergreen Home Inspections, LLC	(206) 555-0176

Licensed home inspector	License number	Inspector signature
Samantha Okada	1842	*Samantha Okada*

Building	Weather	Temperature	Occupancy	People present
1-1/2 story home, built 1941	Overcast, rain overnight	58°F	Occupied, furnished	Buyers, buyer's agent

This home inspection followed the Washington State Standards of Practice, chapter 308-408C WAC, as amended August 7, 2026. Sections 1 through 12 follow WAC 308-408C-070 through -180, in order.

Condition terms

Code	Term	Meaning
S	Satisfactory	Inspected. No condition that needs work was seen.
M	Maintenance	Inspected. A minor condition to repair, maintain, or watch. Listed in the system's findings.
R	Refer to a specialist	A condition that may need to be referred to a specialist, as each WAC 308-408C section asks. Listed in the findings and on this page.
NI	Not inspected	Present, but not inspected. The reason is in the system's "Not inspected, and why" row (WAC 308-408C-030).
NP	Not present	Not found at this property.

Summary of findings

Every item marked R, with its number in the report. Items marked M are in each system's findings.

No.	Term	System	Component and observation	Recommendation
1.1	R	Structure	Decayed rim joist and sill below the north hose bib	Fix the leak; contractor to repair
2.2	R	Exterior	Deck stair guard gaps 5-1/2 in.	Contractor to add balusters
3.1	R	Roofs	Worn shingles, two layers	Roofing contractor to evaluate
4.1	R	Plumbing	No seismic straps on the water heater	Plumber to install straps
5.1	R	Electrical	Cloth-insulated wiring in the attic	Electrical contractor to evaluate wiring
5.2	R	Electrical	Ungrounded receptacles, upstairs bedrooms	Electrician to ground or protect
5.3	R	Electrical	No GFCI at the kitchen sink and rear porch	Electrician to install GFCI
6.1	R	Heating	Fill and vent pipes: possible oil tank	Get records or a tank scan
8.1	R	Interiors	No carbon monoxide detectors	Install CO alarms on each level
10.1	R	Fireplaces	Cracked firebrick at the rear wall	Chimney sweep to evaluate before use
12.1	R	Garage	Hollow-core door to the basement	Install a solid core or rated door
12.2	R	Garage	No bollard at the water heater	Install a bollard
12.3	R	Garage	Water heater burner 14 in. above the floor	Plumber to raise it on a stand

1 Structure WAC 308-408C-070

Component	Type, material, and notes	S	M	R	NI	NP
Foundation type and material	Poured concrete perimeter wall and footings	X				
Floor framing and subfloor	2x8 joists, 1x6 diagonal plank subfloor			X		
Posts, piers, and beams	Concrete piers, wood posts, 4x6 girders	X				
Wall and roof framing, decking	Wood frame; 1x board roof decking	X				
Stairs	Wood stairs to the upper floor and basement	X				
Crawl space entry and method	Hatch in the hall closet; crawled and traversed	X				
Attic entry and method	Scuttle in the upstairs closet; entered	X				
Flooding or moisture signs	Damp wood below the north hose bib		X			
Wood rot, pest-conducive conditions	Rot at the rim joist; wood debris on the soil			X		
Not inspected, and why	The crawl space under the family room addition: about 10 in. of clearance, under the 18 in. the SOP asks for to enter (WAC 308-408C-070).					

No.	Term	Component and location	Observation	Recommendation
1.1	R	Rim joist and sill plate below the hose bib, north wall	Soft, decayed wood along about 3 ft. of rim joist and sill plate. Probe sinks 1/2 in. The wood was damp.	Fix the hose bib leak, then have a licensed contractor repair the decayed framing. See the referral below.
1.2	M	Crawl space soil, under the kitchen	Old wood form boards and scrap lumber lie on the soil.	Remove wood debris from the crawl space. It holds moisture and draws pests.
1.3				

Wood destroying insects RCW 18.280.190, WAC 308-408C-070

A home inspector who is not also a licensed structural pest inspector reports only wood rot and pest-conducive conditions, and refers anything suspected to be insect related to a licensed structural pest inspector or pest control operator.

☑ **Observations during the course of the inspection indicate the possible presence of wood destroying insects and/or damage by wood destroying insects. It is recommended that you contact a licensed Pest Management Professional for further evaluation.** Wording approved by the Washington State Department of Agriculture.

Inspector's WSDA structural pest inspector license, if any: None

2 Exterior WAC 308-408C-080

Component	Type, material, and notes	S	M	R	NI	NP
Wall coverings	Painted cedar lap siding	X				
Trim, coatings, and sealants	Wood trim; paint and caulk aging		X			
Windows and doors	Wood double-hung windows; vinyl at the rear	X				
Porches, decks, and balconies	Rear wood deck, about 10 by 12 ft.	X				
Steps, handrails, and guards	Brick front steps; wood rear deck stairs			X		
Eaves, soffits, and fascias	Wood eaves and fascia	X				
Chimney, exterior	Brick chimney, mortar intact	X				
Not inspected, and why	None.					

No.	Term	Component and location	Observation	Recommendation
2.1	M	Window sill, south dining room window	Peeling paint and soft wood at the lower sill.	Repair the soft wood, then prime and paint.
2.2	R	Guard, rear deck stairs	Balusters are spaced 5-1/2 in. apart, more than the 4-3/8 in. on stairs the SOP flags.	Have a qualified contractor add balusters to close the gaps.
2.3				

3 Roofs WAC 308-408C-090

Component	Type, material, and notes	S	M	R	NI	NP
Covering type and condition	Asphalt composition shingles, worn			X		
Layers of roofing	Two layers seen at the rake edge			X		
Inspection method	Not walked: steep, wet moss. Binoculars and ladder	X				
Ventilation	Gable vents and soffit vents	X				
Gutters and downspouts	Aluminum gutters; northwest corner blocked		X			
Flashings	Metal flashing at the chimney and vents	X				
Skylights and penetrations	Plumbing vents; no skylights	X				
Not inspected, and why	The roof was not traversed: steep pitch and wet moss made it unsafe. The method used is in the row above (WAC 308-408C-090).					

No.	Term	Component and location	Observation	Recommendation
3.1	R	Shingles, south and west slopes	Granule loss, curled tabs, and moss. Two layers of roofing at the rake edge.	Have a licensed roofing contractor evaluate the roof and its remaining life.
3.2	M	Gutter, northwest corner	Blocked with fir needles, so it spills against the wall.	Clean the gutters so water runs to the downspouts.
3.3				

4 Plumbing WAC 308-408C-100

Component	Type, material, and notes	S	M	R	NI	NP
Supply and distribution piping	Copper; galvanized steel at the main line		X			
Drain, waste, and vent piping	Cast iron and ABS plastic	X				
Fixtures, flow, and drainage	Functional flow; north hose bib leaks		X			
Water heater type and fuel	50 gal. gas tank water heater, 2014, garage	X				
TPR valve and piping	TPR valve with copper discharge pipe	X				
Water heater seismic restraints	No straps on the water heater			X		
Hot water °F, location, time	126°F kitchen sink, 124°F hall tub, 10:40 AM	X				
Main water shutoff location	Basement, front wall at the meter line	X				
Fuel shutoff location	At the gas meter, north side	X				
Sump or ejector pump	None found					X
Not inspected, and why	Washer valves not operated, since a washer is connected. Gas piping and the side sewer are outside the SOP (WAC 308-408C-100).					

No.	Term	Component and location	Observation	Recommendation
4.1	R	Water heater, garage	No seismic restraint straps on the 50 gallon gas water heater.	Have a licensed plumber install two seismic straps.
4.2	M	Main supply line, basement	Older galvanized steel pipe with rust at the fittings. Flow drops upstairs when two fixtures run.	Have a licensed plumber evaluate replacing the galvanized pipe.
4.3	M	Hose bib, north wall	Leaks at the packing nut and keeps the wall and framing below it wet.	Have a plumber repair the hose bib.

5 Electrical WAC 308-408C-110

Component	Type, material, and notes	S	M	R	NI	NP
Service, overhead or underground	Overhead service drop	X				
Voltage and amperage	120/240 volts, 200 amps	X				
Panels and overcurrent devices	200 amp breaker panel, basement, 2009	X				
Grounding conductor and electrode	Copper conductor to a ground rod; water pipe bond	X				
Branch wiring type	Copper NM cable; cloth-insulated wiring in attic			X		
Switches, receptacles, fixtures	Tested in every room; all worked	X				
Grounding and polarity	Ungrounded receptacles in two bedrooms			X		
GFCI and AFCI devices	No GFCI at the kitchen sink or rear porch			X		
Not inspected, and why	None. The panel cover was removed.					

Homes without ground fault or arc fault protection should have GFCI and AFCI devices installed where recommended and/or required by current industry standards (WAC 308-408C-110).

No.	Term	Component and location	Observation	Recommendation
5.1	R	Branch wiring, attic	Cloth-insulated, ungrounded wiring still in use to the upstairs lights. These conductors are known to be potentially hazardous.	Have a licensed electrical contractor further evaluate the types and methods of branch wiring used.
5.2	R	Receptacles, both upstairs bedrooms	Three-prong receptacles test as ungrounded.	Have a licensed electrician ground them or add GFCI protection with labels.
5.3	R	Kitchen counter, sink wall; rear porch	No GFCI protection at the two receptacles nearest the sink or the porch receptacle.	Have a licensed electrician install GFCI protection.

6 Heating WAC 308-408C-120

Component	Type, material, and notes	S	M	R	NI	NP
Fuel, equipment, and distribution	Gas forced-air furnace, 2012; ducts to all rooms	X				
Operation by normal controls	Ran from the thermostat; warm air at all registers	X				
Vents, connectors, clearances	Metal vent to the chimney liner; clearances good	X				
Combustion air	Basement room open to the stairwell	X				
Heat source in each habitable space	Furnace register in every habitable room	X				
Baseboard and in-wall heaters	None					X
Underground storage tank signs	Fill and vent pipes at the north wall			X		
Open flame appliances in bedrooms	None seen	X				
Not inspected, and why	Heat exchanger: concealed inside the furnace and outside the SOP (WAC 308-408C-120).					

No.	Term	Component and location	Observation	Recommendation
6.1	R	Former oil heat, north foundation wall	A capped fill pipe and a vent pipe point to a possible underground oil storage tank.	Ask the seller for decommissioning records, or have a licensed tank service scan for the tank.
6.2	M	Furnace filter, basement	The filter is dirty and loaded with dust.	Replace the filter, then every three months.
6.3				

7 Air conditioning and heat pumps WAC 308-408C-130

Component	Type, material, and notes	S	M	R	NI	NP
System and energy source	No air conditioning or heat pump					X
Operation and temperature change						X
Controls and components						X
Appliance disconnect						X
Not inspected, and why	None present.					

No.	Term	Component and location	Observation	Recommendation
7.1				
7.2				
7.3				

8 Interiors WAC 308-408C-140

Component	Type, material, and notes	S	M	R	NI	NP
Walls, ceilings, and floors	Plaster walls and ceilings; oak floors		X			
Steps, stairways, and railings	Handrails present; guards 3-1/2 in. apart	X				
Cabinets and countertops	Wood cabinets; laminate counters	X				
Caulking and grout	Grout cracked at the hall tub surround		X			
Windows and doors	All windows and doors opened and closed	X				
Smoke detectors	In the hall and each bedroom	X				
Carbon monoxide detectors	None found on either floor			X		
Emergency escape openings	Bedroom windows open about 22 in. clear	X				
Safety glass	Tempered mark seen on the tub window	X				
Not inspected, and why	Walls behind stored boxes along the west wall of the basement.					

No.	Term	Component and location	Observation	Recommendation
8.1	R	Carbon monoxide detectors, both floors	No carbon monoxide detector found. The home has a gas furnace and water heater.	Install carbon monoxide alarms outside the sleeping areas on each level.
8.2	M	Dining room ceiling, below the upstairs bathroom	Old water stain, dry at the time. Moisture meter read normal.	Ask the seller about past leaks, and watch the stain.
8.3				

9 Insulation and ventilation WAC 308-408C-150

Component	Type, material, and notes	S	M	R	NI	NP
Attic insulation type	Loose-fill cellulose, about 8 in.	X				
Floor or crawl space insulation	None under the floor		X			
Vapor barrier, earth floor	Torn and missing over about a third		X			
Duct and supply pipe insulation	Heat ducts in the crawl space bare		X			
Attic ventilation	Gable and soffit vents	X				
Mechanical ventilation	Bath fan and kitchen hood vent outside	X				
Not inspected, and why	Insulation inside the walls is concealed.					

No.	Term	Component and location	Observation	Recommendation
9.1	M	Vapor barrier, crawl space	Plastic is torn or missing over about a third of the earth floor, mostly on the north side.	Lay a full 6-mil vapor barrier over the crawl space soil.
9.2	M	Floor and heat ducts, crawl space	No insulation under the floor or on the heat ducts in the crawl space.	Add floor insulation and wrap the ducts.
9.3				

10 Fireplaces and stoves WAC 308-408C-160

Component	Type, material, and notes	S	M	R	NI	NP
Type and fuel	Wood-burning masonry fireplace, living room	X				
Damper	Cast iron damper; opens and closes	X				
Firebox	Cracked firebrick at the rear wall			X		
Hearth	Brick hearth, intact	X				
Not inspected, and why	The flue beyond what shows from the firebox and roof (WAC 308-408C-160).					

No.	Term	Component and location	Observation	Recommendation
10.1	R	Firebox, living room fireplace	Cracked firebrick and open mortar joints at the rear wall.	Have a certified chimney sweep evaluate before use.
10.2				
10.3				

11 Site WAC 308-408C-170

Component	Type, material, and notes	S	M	R	NI	NP
Driveway, walks, and patios	Concrete driveway and walks; brick patio	X				
Grade steps	Brick steps at the front walk	X				
Retaining walls at the house	None at the house					X
Grading and drainage	Soil slopes toward the north wall		X			
Vegetation near the house	Bark mulch against the north wall		X			
Not inspected, and why	The detached shed and fences are outside the SOP.					

No.	Term	Component and location	Observation	Recommendation
11.1	M	Grading, north side	Soil slopes toward the foundation along the north wall.	Regrade so water runs away from the house.
11.2	M	Mulch, north wall	Bark mulch is piled against the siding, with no clearance to the wood.	Pull the mulch back so the siding and sill stay clear and dry.
11.3				

12 Attached garage or carport WAC 308-408C-180

Component	Type, material, and notes	S	M	R	NI	NP
Overhead doors and hardware	Wood sectional door, tuck-under garage	X				
Opener auto-reverse and sensors	Reversed on contact; photo-eyes work	X				
Pedestrian doors	Hollow-core door to the basement			X		
Fire separation	Drywall ceiling; door not solid core			X		
Bollard or appliance protection	No bollard at the water heater			X		
Ignition sources within 18 in.	Water heater burner about 14 in. up			X		
Not inspected, and why	The area behind stored items on the west wall.					

No.	Term	Component and location	Observation	Recommendation
12.1	R	Door between the garage and the basement	Hollow-core door, which does not keep up the fire separation.	Have a qualified contractor install a solid core or fire-rated door.
12.2	R	Water heater, garage	No bollard or other barrier protects it from a car.	Have a qualified contractor install a bollard in front of it.
12.3	R	Water heater burner, garage	Fire hazard: the burner sits about 14 in. above the garage floor, within 18 in.	Have a licensed plumber raise the water heater on a stand.

About this report

This inspection looked at the readily accessible systems and components, using visual observation, simple tools, and normal homeowner controls, as they were on the inspection date. A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects (WAC 308-408C-010).

This report is not a warranty, a code inspection, or an estimate of repair costs or remaining life (WAC 308-408C-030). It does not include mold, asbestos, lead paint, water, soil, air quality, or other environmental issues unless the preinspection agreement says so in writing (WAC 308-408C-050).

The inspector reports only wood rot and pest-conducive conditions. Identifying wood destroying insects or damage by them takes a licensed structural pest inspector (RCW 18.280.190).

On-site sewage (septic) systems, private water supplies, wells, and fire sprinklers are not evaluated (WAC 308-408C-100).

This report is for the client, and is not shared without the client's approval except as the law requires (WAC 308-408C-020). For one year from the report date, the inspector and the inspector's company will do no work on this home other than home inspection-related consultation (RCW 18.280.120).