



Inspection Report

9218-9220 Roosevelt Way NE
Seattle, WA 98115

Company Information:

Homebase Home Inspections LLC

Phone: 206.661.6536 (accepts texts)

homebasehomeinspections@gmail.com

homebasehomeinspections.com

Inspector: Mike Delaney

WA State Pest License #: 92867

WA State Home Inspector #: 1582

Client Name:

Listing

Date:

1/30/2026

Report #:

260130A



How to Read This Report

Chapters and Sections: This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. Most sections will contain some descriptive information done in black font. Observation narrative, done in colored font, will be included if a system or component is found to be significantly deficient in some way. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there will often be no narrative observation comments in that section.

Observation Labels: All narrative observations are colored, numbered and labeled to help you find, refer back to, and understand the severity of the observation. Observation colors and labels used in this report are:

- 1. Major Concern:** Repair items that may cost significant money to correct now or in the near future, or items that require immediate attention to prevent additional damage or eliminate safety hazards.
- 2. Repair:** Repair and maintenance items noted during inspection. Please note that some repair items can be expensive to correct such as re-finishing hardwood floors, but are considered simply repair items due to their cosmetic nature.
- 3. Improve:** Observations that are not necessarily defects, but which could be improved for safety, efficiency, or reliability reasons.
- 4. Monitor:** Items that should be watched to see if correction may be needed in the future.
- 5. Due Diligence:** Observation such as a buried oil tank that may require further investigation to determine the severity and / or urgency of repair.
- 6. Future Project:** A repair that may be deferred for some time but should be on the radar for repair or replacement in the near future.
- 7. Efficiency:** Denotes observations that are needed to make the home more energy efficient as well as to bring the home up to modern insulation standards. This category typically includes windows and insulation. Other items, such as lighting and appliances, are not inspected for their energy status.
- 8. Notes and Limitations:** Refers to aside information and /or any comments elaborating on descriptions of systems in the home or limitations to the home inspection.

Further Evaluation: Whenever further evaluation of a system or component is recommended or whenever due diligence is recommended, this further evaluation or investigation should be done by at least one licensed professional and qualified contractor prior to closing as there is a chance of hidden costs or problems associated with the system or component in question.

Summary Page: The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

Moisture Meter Testing: Where moisture meter testing is indicated in this report a Protimeter Moisture Meter was used.

Summary Page

Repairs

- **Electrical:** There is an outlet in the bathroom of 9218 that is not GFCI protected. Recommend a licensed electrician evaluate and repair.
- **Plumbing:** The water heater beneath the sink in 9218 is showing signs of oxidation and previous moisture. Water heaters have a design life of 12-15 years. These water heaters appear to have been manufactured in 2000. Recommend a licensed plumber evaluate and replace. Hidden conditions may be present.

Improvement Items

- **Electrical:** There are missing dead-front screws noted at both sub-panels. Recommend a licensed electrician evaluate and install.
- **Bathroom(s):** The toilet in 9218 has a toilet that runs after being flushed. Recommend replacing/repairing as necessary.
- **Interior:** The office door in 9218 has trim/stops that don't engage. Recommend adjusting.

Notes

- **Electrical:** No access to electric meter and main shut offs.
- **Electrical:** There is a sub-panel located in each commercial space.
- **Electrical:** In the bathroom of 9218, there is a wiring noted in an open junction box. No signs of voltage. Recommend installing a cover.
- **Electrical:** Recommend ensuring there are smoke and CO detectors installed to meet current requirements. There is a sprinkler system noted that is outside the scope of this inspection.
- **Heating, Cooling and Fireplaces:** The heat pumps are located in the garage below the units and there are air handlers noted in each unit above the ceiling tiles. The air handlers were manufactured in 1998. The last service record recorded at the units is from 2012. Recommend servicing yearly.
- **Heating, Cooling and Fireplaces:** All visible registers were verified for heat using an infrared camera.
- **Heating, Cooling and Fireplaces:** Did not test the cooling function during the inspection due to cooler outside temperatures. Verify during warmer months.
- **Plumbing:** In 9218, the water shut off is beneath the kitchenette sink. In 9220, the water shut off is beneath the bathroom sink. The water pressure measured at an exterior hose bib was 45 PSI, which is within the recommended range of 40-80 PSI.
- **Interior:** In 9218, there are signs of discoloration noted in the ceiling tile near the front door. No signs of active moisture noted at the time of the inspection.

*Please contact me directly with questions about this report.
My cell phone number is (206) 661-6536. Thank you, Mike Delaney*

Table of Contents

Summary Page.....3
 The Scope and Purpose of a Home Inspection5
 Electrical.....6
 Heating, Cooling and Fireplaces.....9
 Plumbing.....11
 Bathroom(s).....14
 Interior15

The Scope and Purpose of a Home Inspection

Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend that you attend the inspection.

A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking, they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

This is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

The scope of this inspection

This inspection will include the following systems: exterior, roof, structure, drainage, foundation, attic, interior, plumbing, electrical and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive. For more about the scope of a home inspection see: National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm> or Washington State Home Inspection Standards @ <http://app.leg.wa.gov/RCW/default.aspx?cite=18.280.030>

Your expectations

The overall goal of a home inspection is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a building. Such inspections are available but they are generally cost-prohibitive to most homebuyers.

Your participation is requested

Your presence is requested during this inspection. A written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property.

Electrical

Service Equipment

1. **Note** :-> No access to electric meter and main shut offs.

Sub Panels

Sub-panel, Sub-panel

Sub-panel Main Conductor: Copper, #2, 125 amps

2. **Note** :-> There is a sub-panel located in each commercial space.



Sub-panel in 9218.



Subpanel in 9220.

3. **Improvement Item** :-> There are missing dead-front screws noted at both sub-panels. Recommend a licensed electrician evaluate and install.



Install dead-front panel screw.



Missing dead-front panel screws.

Branch Wiring

Wire Material: Copper

Wiring Method: Non-metallic sheathed cable

Receptacles and Fixtures

Inspection Method: Random Testing

Outlets: Three wire outlets

4. Repair :-> There is an outlet in the bathroom of 9218 that is not GFCI protected. Recommend a licensed electrician evaluate and repair.



Outlet behind cabinet in 9218 bathroom is not GFCI protected.



Install GFCI outlet.

9218-9220 Roosevelt Way NE, Seattle, WA 98115

5. Note :-> In the bathroom of 9218, there is a wiring noted in an open junction box. No signs of voltage. Recommend installing a cover.



No voltage detected. Install cover.

Smoke and Carbon Monoxide Detection Systems

Present

6. Note :-> Recommend ensuring there are smoke and CO detectors installed to meet current requirements. There is a sprinkler system noted that is outside the scope of this inspection.

Grounding Electrode / Conductor

Could Not Confirm

Heating, Cooling and Fireplaces

Heating System

Energy Source: Electricity
Heating Method: Heat pump
Manufacturer: Carrier
Age: 1998 - air handlers, 1999 - heat pumps
Last Service Record: 2019

7. Note :-> The heat pumps are located in the garage below the units and there are air handlers noted in each unit above the ceiling tiles. The air handlers were manufactured in 1998. The last service record recorded at the units is from 2012. Recommend servicing yearly.



9218 air handler above the ceiling tiles.



9218 air handler info.



9220 air handler above the ceiling tiles.



9218 air handler info.



9218 heat pump in garage below.



9218 info.

9218-9220 Roosevelt Way NE, Seattle, WA 98115



9220 heat pump in garage below.



9220 heat pump info.

Cooling Systems / Heat Pumps

None Noted

8. Note :-> Did not test the cooling function during the inspection due to cooler outside temperatures. Verify during warmer months.

Heating / Cooling Distribution Systems

Heat Source in Each Room: Present
Distribution Method: Ductwork

9. Note :-> All visible registers were verified for heat using an infrared camera.



Heat verified at registers.

Additional Heat Sources

None noted

Plumbing

Water Service Supply

Pipe Material: Unknown
Well or Public Supply: Public
Water Pressure: 45 PSI

10. Note :> In 9218, the water shut off is beneath the kitchenette sink. In 9220, the water shut off is beneath the bathroom sink. The water pressure measured at an exterior hose bib was 45 PSI, which is within the recommended range of 40-80 PSI.



Water shut off beneath sink in 9218.



Water shut off beneath bathroom sink in 9220.



45 PSI at exterior hose bib.

Distribution Pipe

Functional Flow: Average

Waste Pipe and Discharge

Discharge Type: Public sewer

Hot Water Heater

Water Temperature: 119 degrees F - 9218, 112 degrees F - 9220

System Type: Tank
Manufacturer: A.O.Smith, A.O.Smith
Size: 6 gal
Age: 2000, 2000
Energy Source: Electricity

This report is prepared exclusively for Listing

Temperature Pressure Relief Value: Present - Not Tested

11. Repair :-> The water heater beneath the sink in 9218 is showing signs of oxidation and previous moisture. Water heaters have a design life of 12-15 years. These water heaters appear to have been manufactured in 2000. Recommend a licensed plumber evaluate and replace. Hidden conditions may be present.



9218 water heater.



9218 water heater info.



Oxidation and previous moisture noted.



119 degrees F at sink.



9220 water heater in bathroom.



9220 water heater info.

9218-9220 Roosevelt Way NE, Seattle, WA 98115



112 degrees F at 9220.

Exterior Hose Bibs

Operating

Bathroom(s)

Sinks and Cabinets

Tested

Toilet

Tested

12. Improvement Item :-> The toilet in 9218 has a toilet that runs after being flushed. Recommend replacing/repairing as necessary.



Toilet runs after being flushed.

Bathroom Ventilation

Type: Bath fan

General Bath Condition

Standard

Interior

Floors

Floor Materials: Carpet, Vinyl

Walls, Ceilings and Closets

Wall and Ceiling Materials: Drywall, Ceiling tiles

13. Note :-> In 9218, there are signs of discoloration noted in the ceiling tile near the front door. No signs of active moisture noted at the time of the inspection.



Discoloration noted in ceiling tile above the entrance.



No signs of moisture noted above the tile.



View of space above ceiling tiles.

Interior Doors

Solid Core, Glass Panel

14. Improvement Item :-> The office door in 9218 has trim/stops that don't engage. Recommend adjusting.

9218-9220 Roosevelt Way NE, Seattle, WA 98115



Office door is difficult to latch.



Door stop doesn't stop door.

Windows

Window Glazing: Double pane
Interior Window Frame: Metal

Mechanical Ventilation

Bath Fan Ducting: Ducted to exterior, Ductwork not visible

9218-9220 Roosevelt Way NE, Seattle, WA 98115



Inspection Invoice

| | |
|------------------|-----------|
| REPORT NO: | 260130A |
| INSPECTION DATE: | 1/30/2026 |

PROPERTIES INSPECTED FOR: Listing
9218-9220 Roosevelt Way NE, Seattle, WA 98115

| Description | Amount |
|--|----------|
| Inspection with digital narrative report | \$400.00 |
| | |
| Balance Due | \$400.00 |

Thank you for your business

Mike Delaney
Homebase Home Inspections LLC
206.661.6536