



Service: Full Home Inspection

Prepared for: Ron Coleman

WIN Inspector












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🌐 WIN Home Inspection Edmonds

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Inspection Information

Order Details

Site Address: 7629 Lake Ballinger Way, Edmonds, WA, 98026

Service Date And Time: June 09, 2026 At 08:00 AM

Property Details

Approximate Year Built: 1956

Approximate Square Footage: 967

Baths: 1.5

Occupied: No

Floors: 1

Main Entry Door Faces: South

Inspector Details

Name: Steve Wentzel

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Client

Name: Ron Coleman

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Listing Agent

Name: Adam Cobb

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Explanation Of Terms

This report was prepared and written with the age and type of structure taken into consideration. Below is an explanation of the terms used in the report

Action Required

Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, or other related items, or present a potential health and/or safety hazard.

Repairs Recommended

Items marked Repairs Recommended are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

Attention

Items marked Attention should be monitored or evaluated further. These items may not require immediate repair, but they show signs of wear or minor deficiencies that, if left unaddressed, could develop into more significant issues over time.

Preventive Measures

Items marked Preventive Measure are in need of routine maintenance or service to ensure continued functionality and prevent potential future issues. The inspector may recommend budgeting for this maintenance or obtaining further evaluation from a third-party professional to clarify or assess the condition of the item.

Functional

Items marked Functional appear to be in serviceable condition using normal operating controls. There was no visible indication of failure at the time the services were performed.

Limitation

Items marked limitation have limited access or limited ability to test or inspect fully, We recommend gaining further information on items marked as a limitation from the owner of the property or from a third party.

Not Inspected

Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, accessibility, visibility, limitation, weather conditions or the inspection of the item is not within the scope of the services performed.

Informational

Items marked informational are included in the inspection as a courtesy or to add information to the customer to help them live in and maintain their home.

Summary

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

Summary

Exterior

1 Paint And Caulk Satisfactory **🚧 Repairs Recommended**

The exterior paint and caulking material is showing its age, painting by a licensed contractor is recommended.



2 Single Pane **i Informational**

The windows in the building are single pane, which are less energy efficient and can lead to higher energy costs. Replacing the single pane windows with double pane windows is recommended to improve energy efficiency and lower heating costs.

3 Dirt Touching Exterior Siding **🚧 Repairs Recommended**

There is dirt touching the siding material in places. Recommend providing 2" of clearance below the wood material to prevent deterioration.

4 Front Door **🚧 Repairs Recommended**

The front door is missing trim, missing weather strip material, needs to be painted, and needs to be adjusted. . It hits the door jamb when closing.



Decks, Balconies, Paved Surfaces

5 Evidence Of Rot

🚩 Repairs Recommended

Some of the decking material has rot visible in the wood material which can compromise safety and structural integrity. Recommend replacement of all the damaged material.



Roof

6 Damaged Gutters And Downspouts

🚩 Repairs Recommended

The gutters/downspout system on the building needs to be repaired or replaced, the gutters are damaged and leaking in places.



Electrical

7 Zinsco Panel

🔧 Repairs Recommended

The electrical panel is a Zinsco panel, which has a history of safety issues and is considered outdated and potentially unsafe. Also, there is a double tap onto the main feeder, there is under size wiring connected to a 30 amp circuit breaker, and a broken circuit breaker in this electrical panel which are safety concerns. Recommend replacement by a licensed electrician.



8 Visible Wiring Evaluated

Repairs Recommended

The visible electrical wiring at the property is in need of repair. There are exposed electrical wires showing in most of the rooms, cover plates missing, outlets not working, and light fixtures not working. There were 3 circuit breakers in the off position in the electrical panel which may be part of the problem.





9 Open Grounds

⚠️ Repairs Recommended

The inspector found 3 prong electrical outlets with "open grounds" and lots of electrical outlets that were not working which may be due to the 3 circuit breakers that were in the off position. It appears that most of the electrical wiring in this building is the original 2 wire non grounded wiring from when it was first built in 1957. Recommended having an electrician evaluate and repair as necessary.



10 Exterior Electrical Outlet

⚠️ Repairs Recommended

The exterior electrical outlet on the backside of the house is missing the weather cover which is recommended that you replace.



HVAC

11 Old Electric Furnace

🚩 **Repairs Recommended**

Recommend having the electric furnace serviced and evaluated to determine if it has a reasonable amount of time left before replacement will be necessary. This furnace was working at the time of the inspection, however, it is "old" and is past the normal life expectancy for an electric furnace.



Plumbing

12 Galvanized Pipes Observed

🚩 **Repairs Recommended**

Galvanized pipes were observed in some of the water lines in the bathrooms and the incoming water line from water meter to the building was not located, it may also be galvanized steel. These galvanized steel pipes corrode over time, potentially causing reduced water flow, leaks, and they rust out inside which affects the water quality. Recommend replacement of all the galvanized steel pipes.



13 Water Shutoff – Not Found/Verified

Repairs Recommended

The inspector did find a water shut off valve in the building. The inspector recommends checking with the seller to find out if there is one that is easily accessible inside the building other than the one at the water meter at the street.

14 Galvanized Steel & Cast Iron

Informational

The drain lines that are visible in the crawl space may need to be replaced. There are rusted sections of cast iron drain lines and some galvanized steel sections which may be nearing the end of their live expectancy due to their age. Recommend having a plumber evaluate to see if replacement is necessary now.



15 Toilets In Bad Condition

Informational

The toilet in the NE bathroom was not working and both of these toilets have seen better days. . . Recommend replacement.



16 Bathtub/Shower Not Working

i Informational

There was no water flow to the bathtub/shower, not sure if the water lines are connected. Also, there was no hot water to the sinks or to the bathtub/shower...no water heater was located.



Water Heating Equipment

17 None

i Informational

No water heater was located.

Interior

18 New Interior Needed

✚ Repairs Recommended

The interior of this building needs everything. . . Drywall repair, new paint, new interior doors and trim, and all new flooring material.



19 No Smoke Alarms

🔧 Repairs Recommended

The structure is missing smoke detectors, which are crucial for detecting and alerting occupants in case of a fire.

20 No CO Detectors Located 🔧 Repairs Recommended

The inspector did not see any CO detectors installed which are now required.

Fireplace

21 Wood Burning Fireplace Present ℹ️ Informational

There is a wood burning fireplace in the structure. Recommend that you have a chimney professional inspect this fireplace and chimney if you plan on burning wood.

Insulation and Ventilation

22 Rodent Activity 🔧 Repairs Recommended

There is rodent activity in the crawl space. The plastic vapor barrier, all of the underfloor insulation, and the insulation that is wrapping the heating ducts needs to be replaced due to rodent damage. The inspector saw openings under the crawl space vent screen on the backside of the building which is one place the rodents are entering from that needs to be filled.





Full Home Inspection

Full Home Inspection

1.1 Exterior > Siding and Trim

About the Siding and Trim

Siding Material: Metal Siding

Siding And Trim Evaluated ✔ Functional

The exterior siding and trim appeared to be in satisfactory condition at the time of the inspection.

1.2 Exterior > Paint/Coating and Caulking

Paint And Caulk Satisfactory (Included in Summary) ✘ Repairs Recommended

The exterior paint and caulking material is showing its age, painting by a licensed contractor is recommended.



1.3 Exterior > Exterior Windows

About the Exterior Windows

Window Type: Single-Pane, Aluminum

Single Pane (Included in Summary) i Informational

The windows in the building are single pane, which are less energy efficient and can lead to higher energy costs. Replacing the single pane windows with double pane windows is recommended to improve energy efficiency and lower heating costs.


1.4 Exterior > Eaves, Soffits, and Fascia

Eaves, Soffits And Fascias ✔ Functional

The eaves, soffits and fascia were evaluated and found to be in a functional condition.

1.5 Exterior > Vegetation, Grading, Surface Drainage

Dirt Touching Exterior Siding


 (Included in Summary)

 **Repairs Recommended**

There is dirt touching the siding material in places. Recommend providing 2" of clearance below the wood material to prevent deterioration.

1.6 Exterior > Exterior Doors

Front Door

 (Included in Summary)

 **Repairs Recommended**

The front door is missing trim, missing weather strip material, needs to be painted, and needs to be adjusted. . It hits the door jamb when closing.



2.1 Decks, Balconies, Paved Surfaces > Deck Installation, Foundation

Evidence Of Rot

 (Included in Summary)

 **Repairs Recommended**

Some of the decking material has rot visible in the wood material which can compromise safety and structural integrity. Recommend replacement of all the damaged material.



2.2 Decks, Balconies, Paved Surfaces > Walkways, Driveway

About the Walkways, Driveway

Address Identification: Not Visible

Not Visible: The property's address is not currently visible from the street, which may hinder first responders in locating the property. It is recommended to ensure house numbers are clearly visible and to conduct checks twice a year for continued visibility.

Driveway Evaluated ✔ Functional

The driveway was in functional condition.

3.1 Roof > Roof Covering

About the Roof Covering

Pitch: Pitched

Pitched: A pitched roof is characterized by sloped surfaces that meet at an angle, designed to facilitate water runoff and add architectural appeal.

Roof Covering Material: Asphalt Shingles

Apparent Number of Layers: 1 Layer

Approximate Age of Roof: 11-15 Years Old

Roof Condition Evaluation ✔ Functional

The roofing material appears to be functional; however, it shows signs of aging. It appears that it has about 5 years left before replacement will be necessary, unable to determine the exact number of years of serviceable life left in the material.



3.2 Roof > Exterior Chimney

Exterior Chimney Evaluated ✓ Functional

The exterior chimney was evaluated and appeared to be in functional condition (free of any significant defects) at the time of the inspection.



3.3 Roof > Roof Vents and Penetrations

Roof Penetrations Evaluated ✓ Functional

The visible roof penetrations appeared to be sealed and free of defects at the time of the inspection.

3.4 Roof > Gutters, Downspouts, and Drainage

Damaged Gutters And Downspouts

 (Included in Summary)

✘ Repairs Recommended

The gutters/downspout system on the building needs to be repaired or replaced, the gutters are damaged and leaking in places.





3.5 Roof > Evaluation Method

About the Evaluation Method

Method of Inspection: Roof Edge

Roof Edge

i Informational

The roof was inspected from the roof edge.

4.1 Electrical > Service Entrance and Grounding

About the Service Entrance and Grounding

Main Service: Overhead

Main Service Conductor: Multi-Stranded Aluminum

Service Entrance Evaluated

✓ Functional

The visible portions of the electrical service entrance components were in satisfactory condition at the time of the inspection.



4.2 Electrical > Main Service Panels and Disconnects

About the Main Service Panels and Disconnects

Main Panel Location: Bathroom

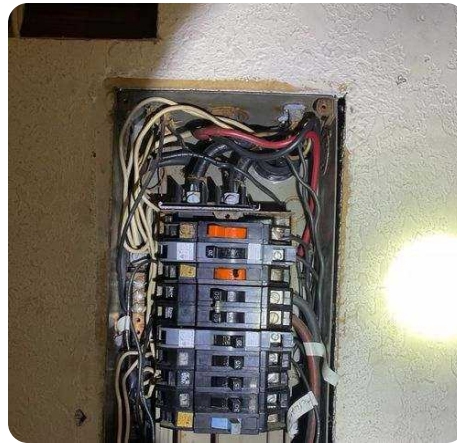
Main Panel Capacity: 125 amps/240 Volt

Zinsco Panel

 (Included in Summary)

 Repairs Recommended

The electrical panel is a Zinsco panel, which has a history of safety issues and is considered outdated and potentially unsafe. Also, there is a double tap onto the main feeder, there is under size wiring connected to a 30 amp circuit breaker, and a broken circuit breaker in this electrical panel which are safety concerns. Recommend replacement by a licensed electrician.



4.3 Electrical > Wiring

About the Wiring

Wire Type: 2 Wire NM, Non-Metallic Sheathed (Romex)

Wire Material: Copper

Visible Wiring Evaluated

 (Included in Summary)


 Repairs Recommended

The visible electrical wiring at the property is in need of repair. There are exposed electrical wires showing in most of the rooms, cover plates missing, outlets not working, and light fixtures not working. There were 3 circuit breakers in the off position in the electrical panel which may be part of the problem.



4.4 Electrical > Fixtures, Switches, and Receptacles

Open Grounds

 (Included in Summary)

 **Repairs Recommended**

The inspector found 3 prong electrical outlets with "open grounds" and lots of electrical outlets that were not working which may be due to the 3 circuit breakers that were in the off position. It appears that most of the electrical wiring in this building is the original 2 wire non grounded wiring from when it was first built in 1957. Recommended having an electrician evaluate and repair as necessary.



4.5 Electrical > Additional Information

Exterior Electrical Outlet

 (Included in Summary)

 Repairs Recommended

The exterior electrical outlet on the backside of the house is missing the weather cover which is recommended that you replace.



5.1 HVAC > Heating Equipment

About the Heating Equipment

Location of Heating System: Hallway Closet

Heating Method: Forced Air

Heating System Energy Source: Electric

Approximate Manufactured Date of Heating System: "Old"

Service Notes: None Visible

Old Electric Furnace

 (Included in Summary)

 Repairs Recommended

Recommend having the electric furnace serviced and evaluated to determine if it has a reasonable amount of time left before replacement will be necessary. This furnace was working at the time of the inspection, however, it is "old" and is past the normal life expectancy for an electric furnace.



5.2 HVAC > Thermostats and Controls

About the Thermostats and Controls

Thermostat Location: Hallway

Generally Serviceable

 Functional

The thermostat for the furnace was functional at the time of inspection.

5.3 HVAC > Distribution/Return Ducts and Systems

About the Distribution/Return Ducts and Systems

Filter Size: 20 × 20 × 1

Location of Filter: At Appliance

Generally Serviceable

 Functional

The distribution systems appeared to be serviceable at the time of inspection. Filters should be exchanged every 3 to 6 months to optimize indoor air quality.

6.1 Plumbing > Water Supply and Piping

About the Water Supply and Piping

Structure Pipe Material: Copper, Galvanized Steel

Incoming Water Line Pipe Material: Galvanized

Galvanized: Galvanized piping is present and typically has a life expectancy of 30 to 50 years. Over time, rust accumulation inside the pipes can restrict their diameter. Upgrading to copper or another approved material may be considered to improve water quality and flow.

Water Source: City Water

Static Water Pressure: Between 40-80 PSI

Galvanized Pipes Observed

 (Included in Summary)

 Repairs Recommended

Galvanized pipes were observed in some of the water lines in the bathrooms and the incoming water line from water meter to the building was not located, it may also be galvanized steel. These galvanized steel pipes corrode over time, potentially causing reduced water flow, leaks, and they rust out inside which affects the water quality. Recommend replacement of all the galvanized steel pipes.



6.2 Plumbing > Main Water Shutoff

About the Main Water Shutoff

Water Meter Location: Near Street

Water Shut-off Location: Not Located

Not Located: We recommend checking with the property owner on the location of the shut-off valve.

Water Shutoff – Not Found/Verified

 (Included in Summary)

 Repairs Recommended

The inspector did find a water shut off valve in the building. The inspector recommends checking with the seller to find out if there is one that is easily accessible inside the building other than the one at the water meter at the street.

6.3 Plumbing > Drain, Waste, and Vent Systems

About the Drain, Waste, and Vent Systems

Waste Pipe Material: Cast Iron, Galvanized

Cast Iron: As cast iron waste and drain pipes age, they can be susceptible to rust and corrosion, leading to leaks or restricted flow.

Galvanized: The waste pipe material in the structure is galvanized steel, which was commonly used in older plumbing systems for its durability. Over time, however, it may corrode, affecting the system's efficiency and requiring inspection or replacement.

Main Sewer Clean-Out Location: Crawl Space

Sewer Type: Public

Galvanized Steel & Cast Iron

 (Included in Summary)

 Informational

The drain lines that are visible in the crawl space may need to be replaced. There are rusted sections of cast iron drain lines and some galvanized steel sections which may be nearing the end of their live expectancy due to their age. Recommend having a plumber evaluate to see if replacement is necessary now.



6.4 Plumbing > Toilets

Toilets In Bad Condition

 (Included in Summary)

 Informational

The toilet in the NE bathroom was not working and both of these toilets have seen better days. . . Recommend replacement.



6.5 Plumbing > Tubs, Showers, and Fixtures

Bathtub/Shower Not Working

 (Included in Summary)

 Informational

There was no water flow to the bathtub/shower, not sure if the water lines are connected. Also, there was no hot water to the sinks or to the bathtub/shower...no water heater was located.



7.1 Water Heating Equipment > Water Heater

About the Water Heater

Water Heater Location: None Located

None

 (Included in Summary)

 Informational

No water heater was located.

8.1 Interior > Walls, Ceilings, and Floors

New Interior Needed

(Included in Summary)

Repairs Recommended


The interior of this building needs everything. . . Drywall repair, new paint, new interior doors and trim, and all new flooring material.





8.2 Interior > Smoke Alarms

No Smoke Alarms

 (Included in Summary)

 Repairs Recommended

The structure is missing smoke detectors, which are crucial for detecting and alerting occupants in case of a fire.

8.3 Interior > Carbon Monoxide Alarms

No CO Detectors Located


 (Included in Summary)

 Repairs Recommended

The inspector did not see any CO detectors installed which are now required.

9.1 Fireplace > Fuel-Burning Equipment

Wood Burning Fireplace Present

 (Included in Summary)

 Informational

There is a wood burning fireplace in the structure. Recommend that you have a chimney professional inspect this fireplace and chimney if you plan on burning wood.

10.1 Structural Components > Foundation and Slab

About the Foundation and Slab

Foundation Type: Raised Foundation/Crawlspace, Poured Concrete

Foundation Anchors: Not Verified

Visible Portions Of Foundation

 Functional

The concrete foundation was visibly assessed and found to be in functional condition.

10.2 Structural Components > Joists and Framing

About the Joists and Framing

Wall Structure: Wood 2×4

Floor Structure: Wood 2×8

Ceiling Structure: Wood Framing

Framing Evaluated

✔ Functional

The visible parts of the framing members, walls and ceiling, were evaluated and appeared to be in functional condition at the time of the inspection.

10.3 Structural Components > Roof Structure and Attic Components

About the Roof Structure and Attic Components

Roof Structure Type: Rafters

Roof Structure And Attic Components Evaluated

✔ Functional

The roof structure and sheathing in the attic appeared to be in satisfactory condition at the time of the inspection.





11.1 Insulation and Ventilation > Insulation and Ventilation in Attic

About the Insulation and Ventilation in Attic

Attic Access Location: Hall

Attic Evaluation Method: Head and Shoulders

Head and Shoulders: The Inspection was limited to at or near the attic entrance due to access issues.

Insulation Type: Blown-In Cellulose

Attic Insulation Approximate Depth: 3-6 Inches

Insulation And Ventilation Evaluated

i Informational

The insulation inside the attic has not been upgraded over the years, there appears to R 19 installed. Recommend upgrading the insulation in the future to R 49 which is the newest insulation standard to help save on the heating and cooling costs. Additionally, passive ventilation in the area appears to be good, the underside of the roof sheeting is very clean.



11.2 Insulation and Ventilation > Insulation and Ventilation in Crawl Space

About the Insulation and Ventilation in Crawl Space

Crawl Space Evaluation Method: Partial Entrance

Partial Entrance: The inspector was able to partially enter the crawl space and evaluated the accessible areas.

Crawl Space Access Location: Bathroom

Rodent Activity

 (Included in Summary)

 **Repairs Recommended**

There is rodent activity in the crawl space. The plastic vapor barrier, all of the underfloor insulation, and the insulation that is wrapping the heating ducts needs to be replaced due to rodent damage. The inspector saw openings under the crawl space vent screen on the backside of the building which is one place the rodents are entering from that needs to be filled.

