

inspection & permit services LLC

ron perkerewicz

adam perkerewicz

Licensed Home Inspectors

10000 central valley rd. n.e.

bremerton, wa 98311

360-307-8512 cell 360-731-8398

perk120@aol.com



Since 1997

inspection report



International Association of
Certified Home Inspectors

July 20, 2024,

INSPECTION REPORT

This is a report from an inspection performed July 15, 2024, at the request of **Kitsap County Parks Department** of multiple buildings at 2485 McWilliams Road, Bremerton, WA. Known as Rolling Hills Golf Course.

The main structure, Restaurant and Pro Shop is a wood framed building built in the 1960's with a separate golf cart storage and 3 separate maintenance buildings.

For the purpose of this inspection the main entry door on the Putters Restaurant faces north. The main entrance also allows access to the pro shop which has an additional entrance on the east side.



Northwest corner

The following list of items are those that appear to be areas of concern or deficiencies in the building/structure or potential code violations as they existed at the time of the inspection. They are not listed in any priority of significance. The recommendations contained at the end of the noted items are the inspector's recommendations and there may be alternative methods available.

Many of the items contained within () are references to the attached diagram to identify their locations.

One of the resources for data on the buildings is the Assessor's files and that data was removed once the property becomes publicly owned.

Exterior:

1. The thermal seal has failed in the fixed section of the citing glass door at the south side of the west meeting room in the restaurant: the failed section should be replaced.
2. The thermal seal has failed in the north window on the west side of the restaurant: the failed section should be replaced.
3. The thermal seal has failed in the south window on the west side of the restaurant: the failed section should be replaced.
4. The thermal seal has failed in the center section of the south side restaurant window: The failed section should be replaced.
5. The thermal seal has failed in the fixed section of the south office window: the failed section should be replaced.

6. The thermal seal has failed in the fixed section of the south window in the east office area: the failed section should be replaced.
7. The thermal seal has failed in the 2 sections of the east window of the southeast office: the failed sections should be replaced.
8. The thermal seal has failed in the fixed section on in the north window on the east wall of the Pro shop; the failed section should be replaced. *Every effort is made to identify failed thermal seals; however, weather, light, dirt and viewing angles can prevent an accurate assessment of the windows. If there is a question or concern a window specialist should be consulted.*
9. The asphalt parking lot on the north side of the building does not have a designated American with Disabilities Act (ADA) designated parking stall as required by federal regulations. It is recommended that a designated stall be delineated adjacent to the access with the required signage placed at the head of the stall at 60" above grade.
10. There is a mansard roof installed over a portion of the screen wall that has been built along the north side of the restaurant. The roof was a simple façade and is open on the top that has allowed rainwater and weather to enter into the open area that has caused some deterioration and decay in the framing (RF1). The decayed materials will need to be replaced and consideration should be given to using treated materials for the replacement or considering some installing a cover and protect the wood in the area behind the screen wall.
11. There is no flashing at the top of the mansard roof. A U-shaped flashing should be installed to seal the top of the mansard to prevent water intrusion.
12. The top plate on the north screen wall has wood decay running along much of the length of the wall. (RF7), the damaged materials should be removed and replaced using treated materials.
13. The bottom of the siding and some of the sill plate at the north screen wall has wood decay (RF8), the damaged materials should be removed and replaced using treated materials for the plates.
14. The older original typed HVAC unit has an air screen that is completely plugged which restricts the efficiency of the unit. The unit should be serviced by licensed professional with a receipt provided.
15. The gas fueled heating units on the north side behind the screen wall do not have service tags on them. The unit should be serviced by licensed professional with receipt provided.
16. The occupants/previous owners of the building should be asked to provide any equipment service records on the HVAC units.
17. The units are all older and appear to be near the end of their expected service life. An evaluation of the HVAC units should be performed by a licensed professional.
18. The northwest corner of the roof over the entry walkway (D1) is damaged from what appears to be vehicle contact. The area should be repaired.
19. There is some wood decay in the soffit car decking at the roof over the entry walkway (RF2) near the north end of the roof. The damage materials should be removed and replaced.
20. The edge flashing along the top of the mansards and parapet walls around the entire perimeter of the building is loose in many areas and needs to be fastened back down tight in place to prevent water intrusion.
21. There are multiple drain lines and conduits along the west side that should all be caulked and sealed where they pass through the siding to prevent water intrusion and prevent wood decay.

22. There are multiple areas of damaged soffit screen around the restaurant area and there are areas where the soffits are open on the ends. The open soffits and damage screens have allowed for bird and pest access. Consideration should be given to closing off the soffit areas and repairing the screens to allow for ventilation and restrict pest, bird or rodent access.
23. The storage area at the north side of the breezeway needs to have weatherproof covers installed on the electrical outlets for user safety.
24. The cart storage area needs to have weatherproof covers installed on the electrical outlets for user safety.
25. The screen mesh at the east side of the cart storage area (D2) is damaged and should be repaired.
26. There is wood decay along the gutter line at the south side of the cart area (RF3), the damage materials should be removed and replaced.
27. The last roof that was installed on the cart storage area appears to of been done in 2005. This was 1/3 layer of roofing. Codes restrict the maximum number of layers to 2. When the building is reroofed all of the existing roofing will need to be removed prior to the installation of a new roof. Portions of the roof over the cart storage area has missing or broken tabs. Consideration should be given to having the roof evaluated by a licensed professional roofer to determine the exact service life remaining.
28. The roof on the breezeway area is at the end of its expected service life. Consideration should be given to replacing the roof which would include removing all of the existing roofing, repairing any damaged sheathing and installing a new roof to current construction standards.
29. The west and north gables have wires from previous heaters or electrical units. The wires need to be capped off inside of an approved junction box for user safety.
30. The south gable flashing between the wall and the roof is loose at the roof needs to be fastened down in place to prevent water intrusion.
31. The west gable flashing between wall and the roof is loose at the roofing needs to be fastened down in place to prevent water intrusion.
32. There is some unprotected electrical wire that is run along the south saw for the cart storage area. The wires should be placed inside of an approved conduit to protect it from damage.
33. The horizontal rail at the top of the east stairway landing is loose and needs to be fastened down in place.
34. There is a section of open railing at the east stairway landing. The railing should have spaced so that a 4" diameter sphere cannot pass through the openings for user safety.
35. Some of the south deck boards are loose which can create a trip and fall hazard. All of the deck boards need to be fastened down tight in place with caretaking to have the top surface of the boards flush with each other. *The south deck is built at grade and the under structure could not be inspected.*
36. The exterior fire extinguishers are out of date and should be serviced.
37. Some of the electrical outlets on the exterior are not GFCI protected the outlets should all be GFCI protected for user safety.
38. There are multiple decorative soffit lights run with extension cords along the south side of the restaurant. This is a safety and fire hazard issue. The extension cord should be removed and if a power supply is needed it should be hardwired to a GFCI protected outlets for the lights to plug directly into.
39. There is some wood decay in the soffit material at the southwest corner of the restaurant (RF4): the damage materials should be removed and replaced.

40. There is some delamination at the upper east entry door (E4), consideration should be given to replacing the door.
41. There is some wood decay in the parapet trim band at the upper roof above the pro shop area (RF5); the damage materials should be removed and replaced.
42. The parapet along the east side of the roof (P1) is not sealed to the siding at the edge and corner.
43. The parapet along the east side of the restaurant roof (P2) has had some flex seal and plastic installed to try and seal the area to prevent water intrusion. The area should be professionally repaired.
44. There are some areas of the main roof that have thin gravel surfacing and are starting to approach the end of their expected service life. Consideration should be given to having the roof inspected by a licensed professional roofer to determine the remaining service life.
45. There is some loose and delaminating siding along the south side of the upper wall above the restaurant (S1), the delaminated siding should be replaced and the loose siding fast down in place to prevent water intrusion.
46. The parapet along the south end of the east side of the restaurant roof (P3) is not sealed to prevent water intrusion and should be professionally repaired.
47. There is a plumbing vent through the upper roof on the south side of the restaurant building. There is no boot around the vent. A boot should be professionally installed to seal around the pipe and prevent water intrusion.
48. There is a plumbing vent pipe boot where the sloped roof meets the flat roof that is deteriorated and should be replaced.
49. There is an additional plumbing vent pipe where the sloped roof meets the flat roof that needs to have a boot installed around the pipe and set to drain the water above the roofing.
50. The crawlspace area (CSA) is accessed through a floor hatch in the storeroom of the Pro shop. There is a sump pump near the access. The pump does not appear to be operating as in the crawlspace there was over a foot of standing water at the access. The area was not accessed because of safety and unknowns with the standing water and the electrical for the sump pump. The area needs to have the water pumped from the crawlspace and the sump system made fully operational. An additional inspection should be performed when these are completed as the wood support system maybe damage from the water exposure. In addition, an additional access opening should be provided somewhere along the west side of the restaurant area. *See additional information in the items regarding wood decay in the restaurant kitchen.*
51. There is some staining on the bottom of the roof sheathing that appears to be older and from prior to the current roof being installed. No action recommended at this time.

Interior:

52. The building has “popcorn” ceilings and older ceiling tiles; these may contain asbestos construction materials. If there is a concern the material should be tested. Proper care and regulations should be followed when working with or around this material.
53. The building has flooring; that may contain asbestos construction materials. If there is a concern the material should be tested. Proper care and regulations should be followed when working with or around this material.
54. The electric wall heater at the north entry area to the restaurant is a Cadet brand unit that was part of a recall for product failure. The unit can ignite and start a fire without

notice. It is recommended that the unit be disconnected until replaced. The recall funding is over.

55. The upper-level restroom area has a 1.5-gallon point of use water heater. The temperature and pressure relief valve discharge line on the unit runs in an uphill direction which can trap water and creates a hazardous condition. The discharge line needs to be rerouted so that it runs in a downward hill direction only for user safety.
56. The electrical outlets at the upper-level restroom are not GFCI protected. The outlet should be replaced with the GFCI type for user safety.
57. There are missing ceiling tiles in the upper-level rooms. No recommendation.
58. The main level restrooms were locked and not normally used. The restrooms do not meet minimum ADA requirements as they have had some modifications. The restrooms have closed vanities that restrict wheelchair access, towel dispensers and accessories are mounted more than 40" above the floor. There should be a set of, or a single patron restroom developed in the building that meets ADA access.
59. The restrooms in the restaurant area do not meet minimum ADA requirements. See *comments above*.
60. The vanity in the men's restroom at the restaurant is cracked and should be replaced before it fails.
61. There is a Bradford White brand 40-gallon gas water heater that needs to have seismic restraint straps installed. One strap needs to be in the upper one third in one strap in the lower one third of the tank.
62. The exit light at the west exit door from the restaurant, E2, is not operational and needs to be repaired and made fully operational.
63. If the west exit door from the restaurant, E2, is a required exit the latching system on the door needs to be replaced with a "crash" bar or a sign posted that says, "this door to remain unlocked during business hours".
64. There is some cracked flooring in the kitchen area of the restaurant. The damage flooring should be replaced to prevent water intrusion into the subfloor and for user safety to prevent a trip hazard.
65. The floor under the icemaker in the kitchen (RF6) is completely decayed. A plywood sheet has been placed under the icemaker with a metal support along the wall to support the unit. The floor area needs to be removed and any damage materials replaced and a new floor covering installed. Consideration should be given to placing a pan under the icemaker with a drain to the exterior. *While repairing the floor in this area it may be a good location to add an additional crawlspace access opening to be able to periodically check under the kitchen.*
66. The one General Electric power panel in the kitchen area has an open space. Full-sized blanks need to be installed in the open spaces for user safety.
67. The small power panel at the upper-level west office area has the faceplate and cover removed. The cover needs to be replaced for user safety as there are exposed live wires.
68. The 50-gallon Rheem water heater in the kitchen area has a single seismic restraint strap. An additional strap should be installed so that there is one in the upper one third one in the lower one third of the tank for code compliance.
69. The 50-gallon Rheem water heater in the kitchen area was replaced in 2024 and is required by code to have a thermal expansion tank. It is recommended that a thermal expansion tank be installed on the cold-water supply line.
70. The temperature and pressure relief valve discharge line on the 50-gallon Rheem water heater in the kitchen runs in an uphill direction that can trap water and cause an

explosion in the event of a discharge. The line needs to be modified so that it runs in a downward direction only as required by code for user safety.

71. The restaurant equipment was not inspected is excluded from these reports.

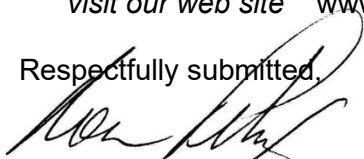
72. The restrooms in the pro shop are not ADA compliant. *See additional comments above regarding developing ADA restrooms for the facility.*

Informational items:

- The roof is several types of material, there is a section that is a 3-tab composition material, there is some torch down material, there is some rolled roofing material as well as the mansard roofing detail.
- The roof is framed with wood trusses with some stick framing.
- Attic ventilation is by soffit vents and roof jacks.
- The attic area was not fully traversed due to the depth of the insulation covering the framing and high temperatures.
- The driveway/parking lot is asphalt, and the sidewalks are concrete.
- The siding is a rough sawn plywood material. The windows are aluminum.
- There is a wood deck on grade at the southside.
- There is a concrete patio at the southside.
- There is a sump located at the crawlspace access opening.
- The wall insulation type is unknown as it was not visible, the floor insulation is fiberglass batt (not verified), and the attic insulation is blown fiberglass.
- The main water shut off valve was not specifically located and for the whole building and system may be at the street meter. The water lines appear to be copper and were not verified to be insulated in the crawlspace. The drain lines are ABS plastic.
- The water heaters contain a 1.5-gallon point of use at the upper restrooms, a 50 Gallon Rheem 2024 electric unit (120°), a Bradford White brand 2023, 40-gallon gas unit (113°).
- The power service is 240 volts overhead to the building.
- There are 2 General Electric brand, and 2 Square D 200-amp power panels with breakers located at the kitchen area. There is a single 200-amp Square D power panel in the storeroom, there is a small electrical panel at the upper west office area, there is a Square D brand 200 amp power panel in the storeroom at the Pro shop and there is a GE 200 amp power panel in the pro shop locker room area.
- Heating is provided by an older HVAC system located at the north side behind the screen wall. *See information above.*
- Heating is provided by electric space heaters in the pro shop, portions of the restaurant, and at areas at the upper level.

*For clarification of some terms, sample diagrams and drawings of requirements for handrails etc.
visit our web site www.inspectionandpermitservices.com.*

Respectfully submitted,



Ron Perkerewicz c.b.o.
Certified Building Official #486, NACHI #70402404
Washington State Structural Pest Inspector # 61656
Washington State Licensed Home Inspector #249

Adam Perkerewicz,
Washington State Structural Pest Inspector # 73078
Washington State Licensed Home Inspector #250, NACHI #8021902



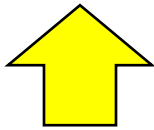
Licensed Home Inspectors
Licensed Pest Inspectors



grrr

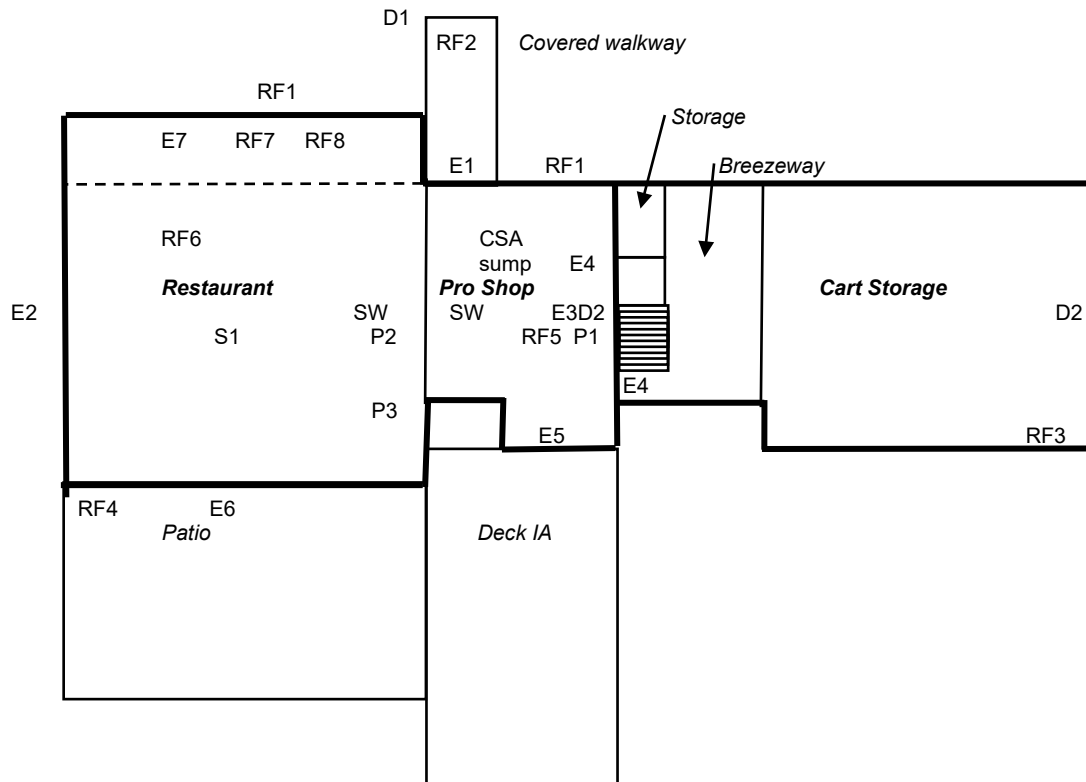
Diagram

No scale



North

2485 McWilliams Rd., Bremerton, WA.



RF - Rot Fungus (wood decay)

E - Exit CSA - Crawl Space Access SW - Standing Water
IA - Inaccessible Area D damage P Parapet area S Siding



Gap in flashing above entry



Loose flashing and some wood decay at top of screen wall on the north side



Wood decay in top of screen wall at Northside



Wood decay in framing at screen wall and north side



Open area at top of screen wall



Damage sheathing at mansard



Open top of screen wall and mansard roof



Damage at northwest corner of entry roof from vehicle, contact



Wood decay in framing at screen wall



Open soffit area along the north side



Westside lines need to be caulked and sealed at siding



Open soffit on west side



Deteriorated roofing at cart storage



Deteriorated roofing at cart storage



Missing roofing at cart storage



Missing roofing at the gutter line at cart storage



Deteriorated roof at breezeway



Multiple layers of roofing at cart storage area



Typical exposed wires at Gable end that need to be capped off in a junction box



Plumbing vent at upper roof without a boot around it.



Gap in flashing at parapet wall



Gap in flashing at gable wall



Loose flashing at the gable end



Deteriorated plumbing vent pipe boot that should be replaced



Plumbing vent pipe the needs to have a boot installed that is above the roofing to drain properly



Exposed wires at gable end that should be placed inside of an approved junction box with a cover



Electrical outlets at storage area that needs weatherproof cover.



Wood decay in the soffit at cart storage



Exposed electrical wires at cart storage



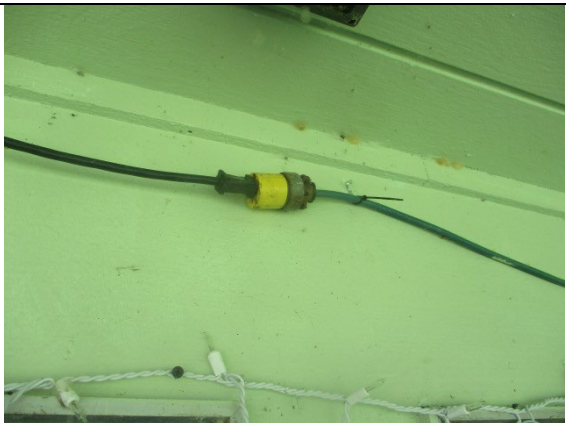
Damage screen at east side of cart storage



Open railing at east stairway



Loose soffit at southwest corner of restaurant



Extension cords along South soffit



Recalled cadet heater



Upper bath water heater with temperature and pressure relief valve that runs uphill



Older staining at upper ceiling



Missing ceiling tiles at the upper level



Loose siding and flashing at parapet above restaurant



Damage siding and loose flashing at parapet



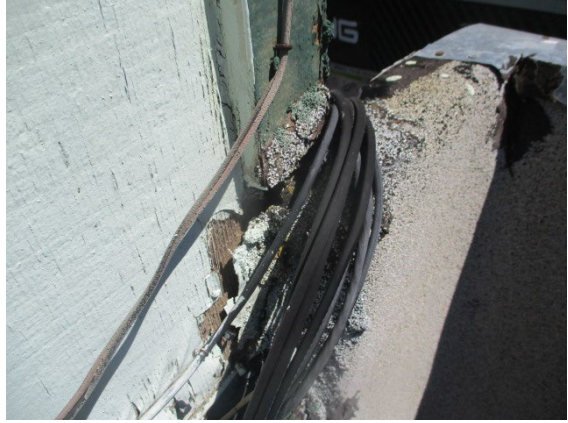
Upper northeast corner parapet that is not sealed or finished



Drain in upper roof



Exposed wires at parapet that need to be sealed/protected



Wiring in the upper corner of roof that need serious sealed to prevent water intrusion



Overview of upper flat roof



Staining at roof sheathing in attic



Old staining at attic area



Plug vent at older HVAC unit on the north side



Wood decay in top plate at screen wall on the north side



Wood decay in the sill plate and siding at north screen wall



Area at north screen wall with HVAC equipment



Stains from old roof leak



Upper-level gas water heater without seismic restraint straps and no thermal expansion tank



Typical the vanity that is not the compliant as it is closed on the area under the sink



Typical restroom dispenser that is over 40 inches above the floor and is not ADA compliant



expired fire extinguisher service date



Typical vanity that is not ADA compliant



Missing flooring and extensive wood decay under icemaker at kitchen



Open power panel at office above West End of restaurant



Restaurant water heater with a single seismic restraint strap and no thermal expansion tank or discharge line from temperature and pressure relief valve



restaurant water heater missing thermal expansion tank and discharge line from temperature pressure relief valve



Upper-level power panel



Kitchen power panel



Kitchen power panels



Kitchen power panels



Exterior power panel on the north side



Pro shop power panel



Water in crawlspace



Sump pump at crawlspace

inspection & permit services LLC

ron perkerewicz

adam perkerewicz

Licensed Home Inspectors

10000 central valley rd. n.e.

bremerton, wa 98311

360-307-8512 cell 360-731-8398

perk120@aol.com



Since 1997

inspection report



International Association of
Certified Home Inspectors

July 20, 2024,

INSPECTION REPORT

This is a report from an inspection performed July 15, 2024, at the request of **Kitsap County Parks Department** of multiple buildings at 2485 McWilliams Road, Bremerton, WA. Known as Rolling Hills Golf Course.

This inspection of the east maintenance building.

For the purpose of this inspection the main entry door is on the south end of the west side. There is a large overhead door at the north and south ends.

The following list of items are those that appear to be areas of concern or deficiencies in the building/structure or potential code violations as they existed at the time of the inspection. They are not listed in any priority of significance. The recommendations contained at the end of the noted items are the inspector's recommendations and there may be alternative methods available.



One of the resources for data on the buildings is the Assessor's files and that data was removed once the property becomes publicly owned.

The building is a slab on grade structure that has a steel framework similar to a pole building and has a metal roof and siding. The building is used to store golf carts.

The size of the building is approximately 22' x 100'.

Exterior:

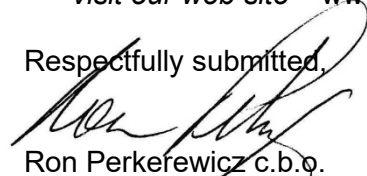
1. There are some dents invisible damage to the overhead door on the south end. No recommendation.
2. The debris on the roof should be removed.
3. There is Romex wiring used as extension cords to the ceiling lights. This is not an approved use. The wiring between the light should be placed inside of an approved conduit or electrical outlets hardwired in place so that an approved cord from the light to the outlet can be installed.
4. The electrical outlets are not GFCI protected. The outlet should be replaced with the GFCI type for user safety.
5. The breakers in the Square D power panel at the south end of the building need to be permanently labeled as to the circuits that they control.

Informational items:

- The roof is standing seam metal material.
- The roof is framed with steel trusses with purlins.
- The siding is a metal material.
- There is no insulation.
- The power service is 240 volts to the building.
- There is a Square D power panel with breakers located at the southwest corner.
- There is no heat in the building.

For clarification of some terms, sample diagrams and drawings of requirements for handrails etc. visit our web site www.inspectionandpermitservices.com.

Respectfully submitted,



Ron Perkerewicz c.b.o.
Certified Building Official #486, NACHI #70402404
Washington State Structural Pest Inspector # 61656
Washington State Licensed Home Inspector #249

Adam Perkerewicz,
Washington State Structural Pest Inspector # 73078
Washington State Licensed Home Inspector #250, NACHI #8021902



Licensed Home Inspectors
Licensed Pest Inspectors





Damage at south overhead door



Power panel



Romex extension cords

inspection & permit services LLC

ron perkerewicz

adam perkerewicz

Licensed Home Inspectors

10000 central valley rd. n.e.

bremerton, wa 98311

360-307-8512 cell 360-731-8398

perk120@aol.com



Since 1997

inspection report



International Association of
Certified Home Inspectors

July 20, 2024,

INSPECTION REPORT

This is a report from an inspection performed July 15, 2024, at the request of **Kitsap County Parks Department** of multiple buildings at 2485 McWilliams Road, Bremerton, WA. Known as Rolling Hills Golf Course.

This inspection of the main south maintenance building.

For the purpose of this inspection the main entry door is on the east side. There is a large overhead door at the north and south ends.

The following list of items are those that appear to be areas of concern or deficiencies in the building/structure or potential code violations as they existed at the time of the inspection. They are not listed in any priority of significance. The recommendations contained at the end of the noted items are the inspector's recommendations and there may be alternative methods available.



One of the resources for data on the buildings is the Assessor's files and that data was removed once the property becomes publicly owned.

The building is a slab on grade pole building and has a metal roof and siding. The building is used to store and maintain course equipment.

The size of the building is approximately 24' x 44' with a 12' x 44' carport along the west side.

Exterior:

1. The exterior electrical outlets are not GFCI protected. The outlet should be replaced with the GFCI type for user safety.
2. The dryer vent needs to be cleaned to allow full airflow from the appliance to remove excess moisture from the building.

Interior:

3. The building has a fire alarm system. The unit has not been serviced in over 2 years and should be professionally serviced.

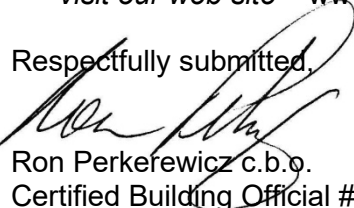
4. The clothes washer and dryer are set on the floor. Current regulations require that the units be raised so that anything that can produce a spark is 18" above the surface of the floor in a motor vehicle storage area. Consideration should be given to raising the units.
5. There is no graspable handrail on the stairway to the upper-level storage area. A graspable handrail needs to be installed and mounted at 34"-38" above the face of the treads for user safety.
6. The amount of equipment in the area prevented a full inspection of the building.

Informational items:

- The roof is standing seam metal material.
- The roof is framed with wood trusses with purlins.
- The siding is a metal material.
- There is minimal insulation on the walls and roof.
- The power service is 240 volts to the building.
- There is a Cutler Hammer power panel with breakers located at the east wall.
- There is space heater in the building. There is also a Cadet brand electric wall heater in the office area and in oil fueled stove at the south end of the building with an above ground tank on the west exterior.
- There is an on-demand electric A.O. Smith brand electric water heater.

For clarification of some terms, sample diagrams and drawings of requirements for handrails etc. visit our web site www.inspectionandpermitservices.com.

Respectfully submitted,



Ron Perkerewicz c.b.o.
Certified Building Official #486, NACHI #70402404
Washington State Structural Pest Inspector # 61656
Washington State Licensed Home Inspector #249

Adam Perkerewicz,
Washington State Structural Pest Inspector # 73078
Washington State Licensed Home Inspector #250, NACHI #8021902



Licensed Home inspectors
Licensed Pest Inspectors





Above ground fuel oil storage tank



Washer and dryer on floor



On-demand water heater



Power panel



Electric space heater



Service tag on alarm system

[illegible][illegible]



Oil fueled heater



Carport area on Westside



Southside



Alarm panel

inspection & permit services LLC

ron perkerewicz
adam perkerewicz

Licensed Home Inspectors
10000 central valley rd. n.e.
bremerton, wa 98311
360-307-8512 cell 360-731-8398
perk120@aol.com



Since 1997

inspection report



International Association of
Certified Home Inspectors

July 20, 2024,

INSPECTION REPORT

This is a report from an inspection performed July 15, 2024, at the request of **Kitsap County Parks Department** of multiple buildings at 2485 McWilliams Road, Bremerton, WA. Known as Rolling Hills Golf Course.

This inspection of the old south maintenance building.

For the purpose of this inspection the main entry door is on the east side. There is a large overhead door at the north and south ends.

The following list of items are those that appear to be areas of concern or deficiencies in the building/structure or potential code violations as they existed at the time of the inspection. They are not listed in any priority of significance. The recommendations contained at the end of the noted items are the inspector's recommendations and there may be alternative methods available.



One of the resources for data on the buildings is the Assessor's files and that data was removed once the property becomes publicly owned.

The building is a slab on grade metal framed building and has a metal roof and siding. The building is used to store course equipment. The building has a gravel floor.

The size of the building is approximately 40' x 80'.

Exterior:

1. The amount of equipment in the area prevented a full inspection of the building.

Interior:

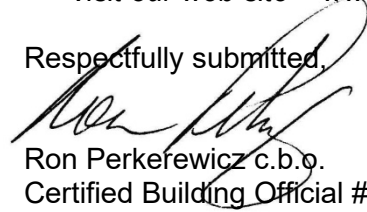
2. There is no graspable handrail on the stairway to the upper-level storage area. A graspable handrail needs to be installed and mounted at 34"-38" above the face of the treads for user safety.
3. There is no heat to the building

Informational items:

- The roof is standing seam metal material.
- The roof is framed with metal trusses with purlins.
- The siding is a metal material.
- There is no insulation on the walls and roof.
- The power service is 240 volts to the building.
- There is a Cutler Hammer power panel with breakers located at the west wall.

*For clarification of some terms, sample diagrams and drawings of requirements for handrails etc.
visit our web site www.inspectionandpermitservices.com.*

Respectfully submitted,



Ron Perkerewicz c.b.o.
Certified Building Official #486, NACHI #70402404
Washington State Structural Pest Inspector # 61656
Washington State Licensed Home Inspector #249

Adam Perkerewicz,
Washington State Structural Pest Inspector # 73078
Washington State Licensed Home Inspector #250, NACHI #8021902



Licensed Home inspectors
Licensed Pest Inspectors





Building interior



Loft without handrail on stairs



Power panel