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Wa. Home Inspector 619
WSDA Inspector 79988
WSDA Control # 10631AQ-042



Client:
Address:

Property Description: Condominium
Estimated property age: Built 2000 per listing
Occupancy Status: Occupied

Inspection Date: 03/21/2017
Inspection Time: 9:00 A.M. - 10:30 A.M. +/-
Weather Conditions: Overcast, 40 deg f +/-

Hergert Inspection LLC

Kevin Hergert, Member

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Summary of Inspection

All items listed in the Summary of each section are listed below. Additional comments may be written in the body of the report. Please read the entire report. All items listed below should be further evaluated, inspected, modified, and/or corrected by a licensed professional in that corresponding or related trade.

WDO refers to “Wood Destroying Organism” as defined by the Washington State Department of Agriculture. “Satisfactory” is defined as the item serving its intended purpose

- Items in this font are general comments throughout report.

Electrical System

Plumbing

- Question to Seller: what is the location of the domestic water shut off valve ?

Water Heater

- The water heater is fully functional with no visible evidence of rusting, however is past the end of its anticipated useful life expectancy by 5 years
- The water temperature was measured at 128 deg F; this temperature is above the recommended setting of 120 deg F. This adjustment is typically a simple turn of a dial
- New water heater tank installations typically require an expansion tank be installed. The tank absorbs pressure as hot water expands
- The electrical connection to the water heater is not fully enclosed/secured as typically required. There is a note on the heater that the Seller will have this repaired by Linder Electric on 3/27

Heating System

- Recommend furnace to be cleaned, serviced, and shown to be in good working order by a qualified furnace technician. There is no tag on the furnace which indicates any prior servicing of the furnace. Active condensation leakage is visible inside the furnace

Living Room, Dining Room, and Den

Kitchen

- Tip over restraints are not installed at the range
- There is minor leakage at the sink faucet. There is a note at the countertop stating that the seller will be replacing the faucet hose

Master Bedroom Suite

- The upper latch at the sliding glass door does not latch
- The control knob for the tub hot water valve is not secured

Bedroom 2

- The electrical outlet located below the window appears to be inoperative
- The vegetation at the exterior restricts emergency egress

Main Bathroom

- There is evidence of an active leak at the ceiling area of this room. Recommend advisement of this condition to the HOA and/or property owner above
- The faucet assembly is not secured to the countertop
- There is evidence of air leakage from the dryer vent

Hallways

- Carbon monoxide detectors are not installed as per Wa.State law

Site

- The rear fence/ gate are not adequately supported which could result in the gate latch from being pushed to the open position. The locking system for the gate does not appear to function as designed

Electrical System

Service

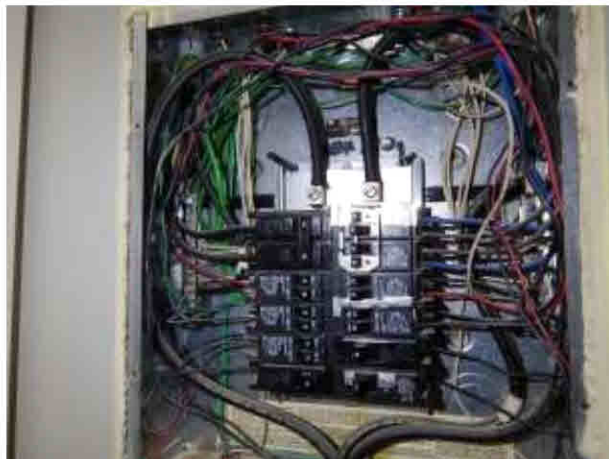
Type: Underground
Meter Location: Not located

Panel

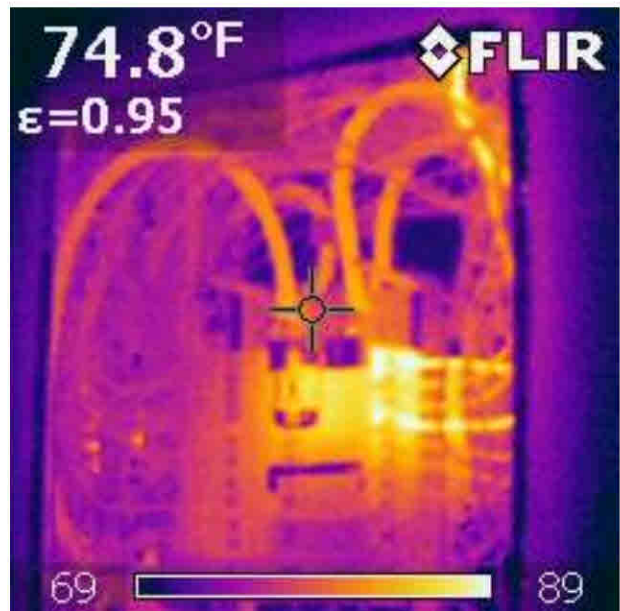
Location: Bedroom
Manufacturer: Cuttler Hammer
Type: Dual bus bar
Panel Rating: Panel rating not visible
Main Disconnect: No access to the disconnect; not inspected
Serv. wire Size/ Rating: Estimated 125 AMP
Sub-panel: Yes
Grounding: To an exterior ground rod; limited visibility
Panel Clearance: 30" wide, 3' in front as required
Panel Cover: Satisfactory

Breakers/ Wiring

Type: Copper romex and multi-strand aluminum
Breakers: No visible defects
Circuit breaker legend: Appears proper and complete. Individual circuit breakers are not tested
-



Electrical panel



No evidence of overheating

