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WSDA Control # 1196AQ-004



Client:
Address:

Property Description: (2) story townhouse style condominium
Property age/ size: 1,600 s.f., built 2004 per listing
Occupancy Status: Vacant

Inspection Date: 09/07/2011
Inspection Time: 9:30 A.M. – 11:45 A.M.
Weather Conditions: Clear 70 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

- *Items in this font are general comments throughout report.*
- *Items in this font are considered minor cost and/or cosmetic.*
- ***Items in this font are considered an extreme safety concern or substantial cost.***

Electrical System

Plumbing System

Water Heater

- Insulation blanket is not recommended as tank is insulated on inside. May void any applicable warranties

Heating System

- Furnace filter is very dirty and should be replaced
- No evidence of prior servicing of furnace. Recommend service of furnace every (2) years

Building Exterior

- Moss build-up on North facing roof
- ***Ridge shingles are missing above West area of condominium. The geometry of the building is likely creating a high wind area where the shingles are missing. These shingles should be secured for high wind conditions. The attic and interior spaces are currently exposed to moisture infiltration from rain***

Crawlspace

- Several heat ducts are not properly secured to floor joists above

Garage

- Step from garage to house should have risers within 3/8” of each other. Recommend support door threshold and at same time reduce the threshold overhang which may result in a trip hazard (catch shoe under threshold)

Living Room and Dining Room

- Outlet for fireplace fan pre-wire is not active. Presumed purpose of wall switch near low volt switch for fireplace (flame)

Kitchen

- Dishwasher in place but not installed, not tested

Powder Room

Hallways

- Entry latch is not properly adjusted; door stop missing at front door

Master Bedroom Suite

Bedrooms 2 and 3

- Window at West bedroom does not sit level and does not latch

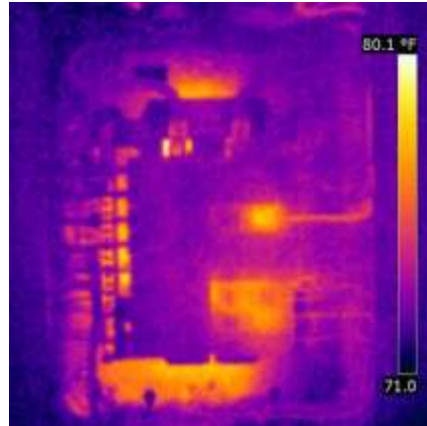
Utility Room

Main Bathroom

Attic

- Dryer vent is not properly secured to roof jack. Minor evidence of mold like substance and wood rot at roof sheathing

Electrical System



No evidence of over heating

Service

Type: Underground
Meter Location: Side of garage
Voltage: 240
Main disconnect: Side of building
Disconnect: 100 AMP

Sub-Panel

Location: Utility Room
Manufacturer: General Electric
Panel Clearance: 30" wide, 3' in front as required

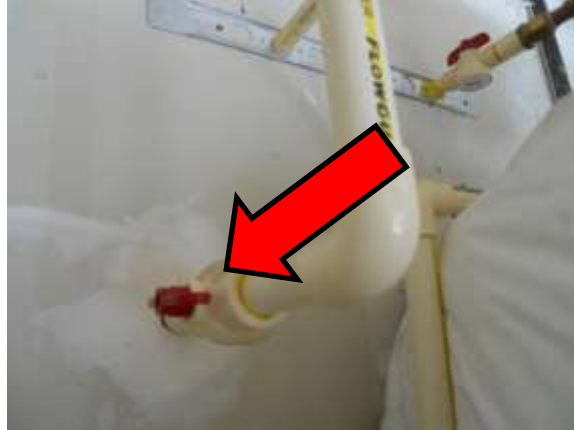
Breakers/ Wiring

Type: Copper romex
Breakers: No visible defects

Plumbing System

Domestic Water

Supply: Public water
Supply Pipe: Not visible
House Piping: CPVC where visible
Pipe Condition: Satisfactory where visible
Main Water Shut off: @ garage



Domestic Water Shut off

Sanitary Sewer

Discharge: Public sewer
House Piping: PVC where visible
Pipe Condition: Satisfactory where visible



PVC Waste line in crawlspace

Water Heater



Water Heater

Location: Garage
Make/ Model: AO Smith manufactured 06/21/2004
Fuel Type: Natural gas
Capacity: 50 gallon

Useful Life

Est. Useful Life new: 12 years
Est. age of heater: 7 years +/-

Safety

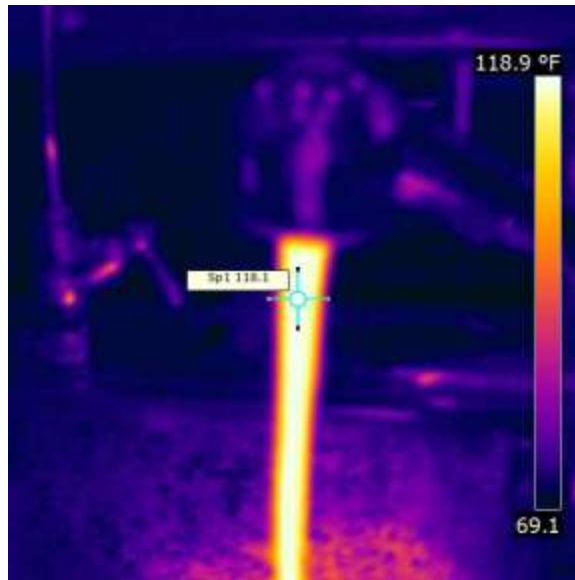
TMP valve: As per required
Earthquake Straps: Installed
Expansion Tank: Installed
Flame Rollout: No visible evidence
- Insulation blanket is not recommended as tank is insulated on inside. May void any applicable warranties

Flue

Secure: Inspected
Clearances: As required where visible
Draft Hood: Inspected - *Draft hood was loose and re-attached by inspector*

Water Temperature

Safe water temperature: 120 deg F per industry standards
Measured temperature: 119 deg F



Hot water temperature @ kitchen faucet

Heating System



Furnace

Location: Garage
Make/ Model: Payne s/n 030426206 manufactured 01/2004
Fuel Type: Natural gas
BTUH: Input 44,000, output 36,000
Efficiency Rating: Mid-efficiency

Useful Life

Est. Useful Life new: 25 years
Est. age of furnace: 7 years +/-

Heat Exchanger

Visible Inspection: No visible defects, limited visibility
Gas detection test: No gas leak detected
Burner test: No burner irregularities detected

Operation

Thermostat: Programmable @ floor 1 hall
Disconnect: Switch on furnace
Combustion Air: Appears adequate
- Furnace filter is very dirty and should be replaced
- No evidence of prior servicing of furnace. Recommend service of furnace every (2) years



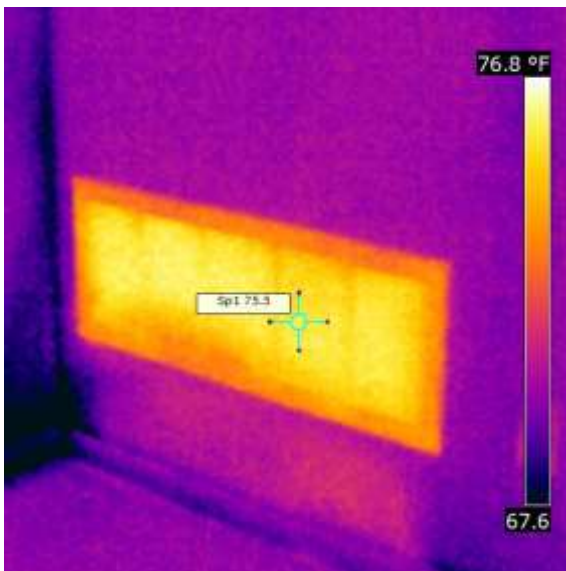
Furnace filter is very dirty

Flue

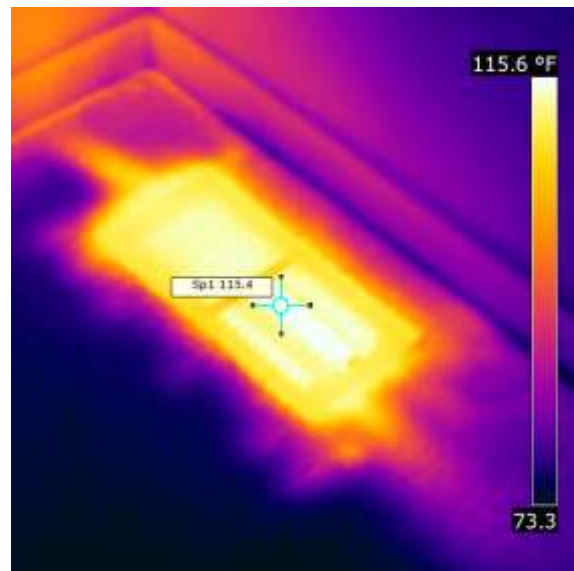
Secure: Inspected
clearances: Per requirements where visible

Heat Gain

Rating: 20-50 deg F
@ return air: 77 deg F
@ nearest register: 116 deg F
Heat Gain: 39 deg F. Heat gain is within specifications of furnace



Temperature measured at return air



Temperature measured at heat register

Building Exterior

General Condition

Structural Movement: No visible evidence
Exterior doors: Satisfactory
Windows (ext. cladding): Satisfactory



Exterior door jambs should be maintained as they are the most susceptible to wood rot

Siding

Type: Hardboard
Condition: Satisfactory
Window/Door Flashing: Satisfactory
Caulking: Satisfactory

Roof

Estimated Pitch: 5:12
Material: Composition
Layers: 1+
How Inspected: From street and floor 2
Condition: - Moss build-up on North facing roof
Ventilation: Eave and ridge vent
- Ridge shingles are missing above West area of condominium. The geometry of the building is likely creating a high wind area where the shingles are missing. These shingles should be secured for high wind conditions. The attic and interior spaces are currently exposed to moisture infiltration from rain
Plumbing Vents: Satisfactory
Flues: Satisfactory
Flashing: Satisfactory



Moss build up on roof
Shingles are lying on roof blown from other areas
(see arrow)



Ridge shingles missing



Ridge shingles missing (same area)
Dark black area is plastic ridge vent

Gutters/ Downspouts

Type: Continuous metal
Condition: Satisfactory

Electrical

Outlets: Tested, GFCI protected
Switches/Lights: Tested

Plumbing

Hose Bibs: Anti-siphon
Gas Piping: Inspected



Winter shut off for front hose bib
located in garage

Crawlspace

General

Visibility: Space is vacant
Access location: Entry coat closet
How viewed: Traversed entire crawlspace

Moisture

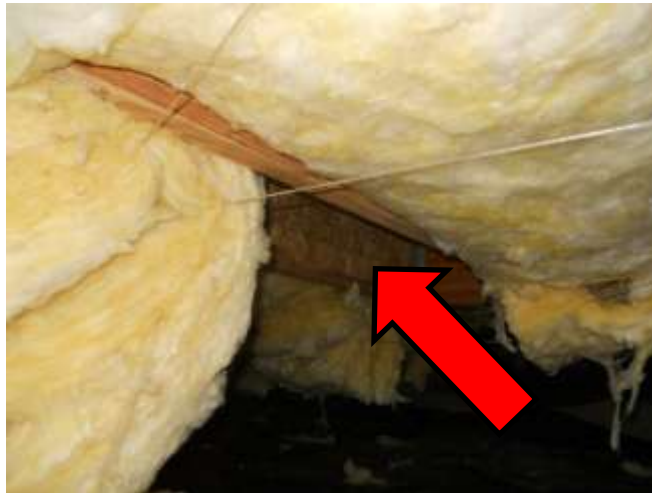
Ventilation: Appears adequate
Vapor Barrier: As required
Moisture Intrusion: No visible evidence
Sump Pump: None visible

Structural

Foundation: No visible defects
Mudsill: No visible defects
Joists: No visible defects; limited visibility
Post-Beams: Satisfactory
Structural Movement: No visible evidence

Insulation

Under-floor: Satisfactory
Domestic Water Pipes: Satisfactory
Heating Supply: Satisfactory



Minor area of insulation detached beneath Kitchen

Plumbing

Condition: Satisfactory
Valves/ Other: None visible

Electrical

Outlets: None visible
Wiring/ junction boxes: No visible defects

Heating/ Ventilation

- Duct Work: - Several heat ducts are not properly secured to floor joists above
Ventilation Ducts: No visible defects
Gas Piping: No visible defects



Heat ducts lying on ground

Structural Pests

- Conducive Material: No visible evidence
Visible Evidence: No visible evidence

Nuisance Pests

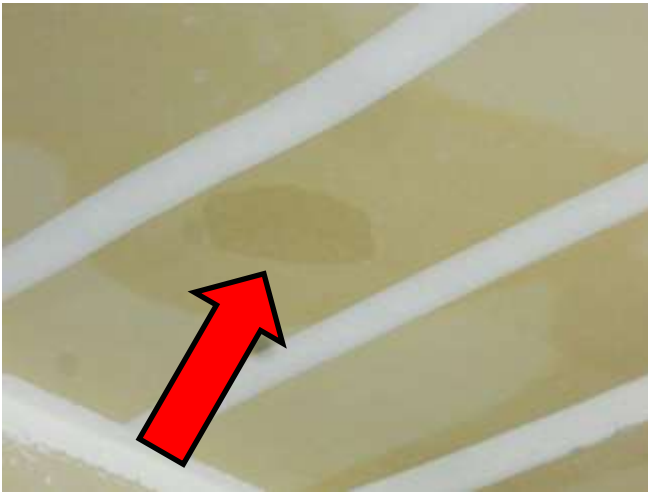
- Visible Evidence: No visible evidence
- Rat traps and poison were evident near access. No physical evidence identified

Garage

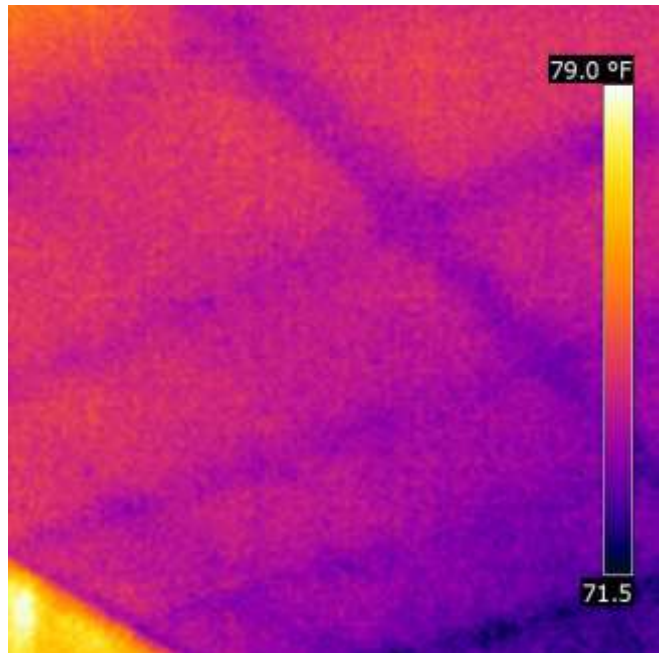
Type: Attached

General Room Condition

Visibility: Space is vacant
Structural Movement: No visible evidence
Moisture Infiltration: - *Evidence of prior moisture at ceiling. Domestic water was run in all fixtures, including washer drain, were run for at least 30 minutes. No evidence of current moisture intrusion. See Building Exterior section*
Walls: Satisfactory
Ceiling: Satisfactory
Slab: Satisfactory



Moisture stains at ceiling



No evidence of current moisture @ ceiling

Safety

Fire separation: As required where visible
Ignition point > above FF: In compliance
Safety barricade to mech.: In compliance
Step to house: - Step from garage to house should have risers within 3/8" of each other. Recommend support door threshold and at same time reduce the threshold overhang which may result in a trip hazard (catch shoe under threshold)
- *Unknown load support rating of plywood above garage door. Use caution when moving objects near fire control heads to prevent accidental activation*



Unequal step risers



Storage above garage door near fire control head

Garage Door

Type:	Metal roll-up
Springs & Fasteners:	No visible defects
Auto Reverse:	Tested
Photocell reverse:	Tested
Remote openers:	Not present

Electrical

Switches/Lights:	Tested
Outlets:	All visible tested, GFCI protected

Doors

Operation/latching:	Tested
Door condition:	Satisfactory

Living Room and Dining Room

Location: Floor 1

General Room Condition

Visibility: Rooms are vacant
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested
- Outlet for fireplace fan pre-wire is not active. Presumed purpose of wall switch near low volt switch for fireplace (flame)

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory

Windows

Glazing: No visible defects
Tempered: Not required
Operation: Tested
Screen: No visible defects

Doors/Millwork

Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory

Fireplace

Type: Sealed gas direct vent
Tested: Ignition tested

Kitchen

Location: Floor 1

General Room Condition

Visibility: Room is vacant
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory

Appliances

Dishwasher: - Dishwasher in place but not installed, not tested
Dishwasher high loop: - Not visible
Dishwasher air gap: - Not visible
Range: Tested
Microwave: Not tested
Ventilation: Tested
Refrigerator: n/a

Plumbing

Functional flow: Appears adequate
Hot/ Cold: Tested
Drainage: Appears adequate
Visible leaks: None visible
Disposal: Tested
Caulking: Satisfactory
Fixtures: No visible defects

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested, GFCI protected

Heating

Source: Adjacent spaces
Air Flow/ Heat Gain: Satisfactory

Doors/Millwork

Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory

Powder Room

Location: Floor 1

General Room Condition

Visibility: Room is vacant
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Mirrors: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested, GFCI protected

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory
Mechanical ventilation: Tested

Doors/Millwork

Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory
Bath Hardware: Satisfactory

Plumbing

Functional flow: Appears adequate
Hot/ Cold: Tested
Drainage: Appears adequate
Visible leaks: None visible
Caulking: Satisfactory
Toilet Secure: Satisfactory
Fixtures: No visible defects

Hallways

Location: Floors 1 and 2

General Room Condition

Visibility: Space is vacant
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested
Smoke Detector: Tested

Windows

Glazing: No visible defects
Tempered: As required
Operation: Tested
Screen: No visible defects

Doors/Millwork

Operation/latching: Tested
- Entry latch is not properly adjusted; door stop missing at front door
Door condition: Satisfactory
Millwork condition: Satisfactory



Door latch is not properly adjusted
(sticks)

Stairwell

Handrails: As required
Barricades: As required
Trip Hazard: None

Master Bedroom Suite

Location: Floor 2

General Room Condition

Visibility: Room is vacant
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory
Mirrors: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested. Bathroom outlets are GFCI protected
Smoke detector: Tested thru infrared

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory
Mechanical ventilation: Tested

Windows

Glazing: No visible defects
Tempered: As required
Operation: Tested
Egress: Appears to meet current egress standards
Screen: No visible defects

Doors/Millwork

Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory
Bath Hardware: Satisfactory

Plumbing

Functional flow: Appears adequate
Hot/ Cold: Tested
Drainage: Appears adequate
Visible leaks: None visible
Caulking: Satisfactory
Toilet Secure: Satisfactory
Tub/Shower surround: Satisfactory
Fixtures: No visible defects

Bedrooms 2 and 3

Location: Floor 2

General Room Condition

Visibility: Rooms are vacant
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested
Smoke Detector: Tested

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory

Windows

Glazing: No visible defects
Tempered: Not required
Operation: - Window at West bedroom does not sit level and does not latch
Egress: Appears to meet current egress standards
Screen: No visible defects

Doors/Millwork

Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory

Utility Room

Location: Floor 2

General Room Condition

Visibility: Room is vacant
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested

Doors/Millwork

Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory

Plumbing

Functional flow: Appears adequate
Hot/ Cold: Tested
Drainage: Appears adequate
Visible leaks: None visible

Appliances

Washer: n/a
Dryer Connection: Electric
Dryer: n/a Vented to outside
Appliance Condition: n/a

Main Bathroom

Location: Floor 2

General Room Condition

Visibility: Room is vacant
Structural Movement: No visible evidence
Moisture Infiltration: - *Evidence of moisture intrusion. See Building Exterior section*
Walls: - *Drywall damage from moisture intrusion as noted above*
Ceiling: Satisfactory
Flooring: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory
Mirrors: Satisfactory



Minor drywall and backsplash damage
from apparent moisture intrusion from attic.
See Building Exterior section

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested, GFCI protected
- *This GFCI is the reset location for all bathrooms*

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory
Mechanical ventilation: Tested

Doors/Millwork

Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory
Bath Hardware: Satisfactory

Plumbing

Functional flow: Appears adequate
Hot/ Cold: Tested
Drainage: Appears adequate
Visible leaks: None visible
Caulking: Satisfactory
Toilet Secure: Satisfactory
Tub/Shower surround: Satisfactory
Fixtures: No visible defects

Attic

Location: Over main body of house

General

Visibility: Space is vacant
Access location: Master Bedroom closet
How viewed: Traversed entire attic space

Moisture

Roof Ventilation: Appears adequate
Moisture Intrusion: - *Moisture intrusion at ridge vent. Shingles are missing. See Building Exterior section*
- *Dryer vent is not properly secured to roof jack. Minor evidence of mold like substance and wood rot at roof sheathing*
Bath/Kitchen fans : All vent to outside



Light visible straight up at ridge vent



Dryer vent not properly secured

Structural

Structure Type: Manufactured trusses
Sheathing: OSB
Structural Movement: No visible evidence

Insulation

Type: Blown in
Approximate Depth: 10" +/-
Condition: Satisfactory

Flues/Vent Stacks

Plumbing Stacks: All vented to exterior
Gas Flues: No visible defects

Electrical

Outlets: None visible
Wiring/ junction boxes: No visible defects

Structural Pests

Conducive Material: No visible evidence
Visible Evidence: No visible evidence

Nuisance Pests

Visible Evidence: No visible evidence

Structural Pest Inspection Diagram

Wood Destroying Organisms (WDO)

WDO-AB	Anobid Beetles
WDO-CA	Carpenter Ants
WDO-DT	Dampwood Termites
WDO-MA	Moisture Ants
WDO-OB	Other Beetles
WDO-RF	Rot Fungus
WDO-ST	Subterranean Termites

Conductive Conditions (CC)

CC-BG	Bare Ground
CC-CD	Conductive Debris
CC-EM	Excessive Moisture
CC-EW	Earth-Wood Contact
CC-FC	Failed Caulking
CC-IV	Inadequate Ventilation
CC-RG	Restricted Gutter
CC-VC	Vegetation Contact

Inspection Conditions (IC)

IC-CSA	Crawl Space Access
IC-IA	Inadequate Clearance

