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WSDA Control # 1295AQ-041

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Client:  
Address:

Property Description: (2) story single family home (daylight style)  
Property age/ size: Built 1974, 2,308 s.f. per listing  
Occupancy Status: Occupied

Inspection Date: 11/10/2011  
Inspection Time: 8:30 A.M. – 11:30 A.M. +-  
Weather Conditions: Clear, 55 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 a minor cost and/or cosmetic.*
- ***Items in this font are considered a substantial cost an extreme safety concern.***

### Electrical System

- Panel cover should be secured with proper electrical panel screws (no points)
- Unable to reset Dock GFCI breaker. Re-test GFCI once functioning
- White wires to breakers should be properly re-identified

### Plumbing System

#### Heating System

- Condensation line is not connected to pump and also leaks into furnace. Rust at base of furnace
- No service information visible. Recommend servicing of furnace and every (2) years thereafter. Exhaust air does not produce a normal “odor”
- Recommend re-connect combustion air pipe to furnace

### Water Heater

#### Site

- Vegetation (S.E. tree) in contact with structure (WDO conducive condition)
- Trip hazard at stairs to lake area deck due to unequal riser heights
- Graspable handrail not installed at stairs from street to lower deck
- Unable to view rear side of lake bulkhead. Recommend seal deterioration at concrete

### Building Exterior

- Wood rot at ½ wall adjacent to Dining area
- There are several wood trim areas that are not properly flashed (lower wood sits further out than surface above)
- ***Roof is in marginal condition. There is a substantial build-up of moss, mud, and debris, deterioration of coating, and ponding water. Recommend review by a licensed roofing contractor***

### Crawlspace

- Joist support near middle area of home should be properly supported with 4 x 4 pressure treated wood
- Electrical wire at middle area of crawlspace should be properly secured and terminated in an electrical junction box

### Garage

- Recommend seal gap at inside corner of garage slab
- Verify the slope of the slab once vacant. A moisture barrier may be necessary at the outer edges of the slab adjacent to the living spaces of the house

### Utility Room

#### Main Bathroom (floor 2)

- Recommend re-caulk base of shower pan to wall

### **Master Bedroom Suite**

- Possible moisture intrusion at roof above
- Window seal is failed

### **Hallways**

- Evidence of moisture intrusion at top of stairs and at base of skylight well
- Recommend replacement of light fixture in lower closet with enclosed bulb fixture. Exposed bulbs in closets are a potential fire hazard
- Handrail is loose from wall at main handrail near floor 1 (5 treads up)

### **Kitchen and Dining**

- Failed window seal at Dining area
- Fall hazard from low sill windows. Recommend that these windows are not open more than 4" when small children are present

### **Living Room**

- Question to Seller: Is the column a structural support ? If so, can it be shifted to the left or right (is the beam split above) ?

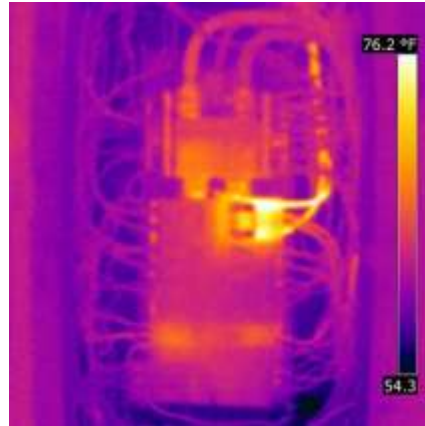
### **Bedrooms 2, 3, and 4**

- Failed window seal at N.E. bedroom
- Window adjacent to stairs typically would be tempered due to height of adjacent exterior grade and potential of a bed placed below this area

### **Main Bathroom (floor 1)**

- GFCI outlet does not trip when tested. Recommend review by a licensed electrician

## Electrical System



No evidence of over heating

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### Service

Type: Overhead  
Meter Location: Side of house  
Voltage: 240

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### Panel

Location: Utility room  
Manufacturer: ITE  
Type: Dual bus bar  
Panel Rating: 200 AMP  
Main Disconnect: 200 AMP  
Serv. wire Size/ Rating: 200 AMP  
Sub-panel: No  
Grounding: Copper to exterior ground rod, limited visibility  
Panel Clearance: 30" wide, 3' in front as required  
- Panel cover should be secured with proper electrical panel screws (no points)

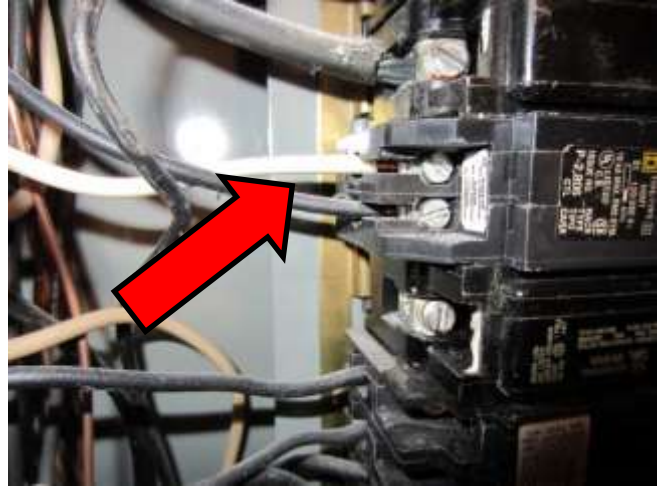
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### Breakers/ Wiring

Type: Copper romex  
Breakers: No visible defects  
- Unable to reset Dock GFCI breaker. Re-test GFCI once functioning  
- White wires to breakers should be properly re-identified



Dock GFCI will not reset  
Test GFCI once operational



White wires are to be re-identified with electrical tape

# Plumbing System

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## Domestic Water

Supply: Public water  
Supply Pipe: Not visible  
House Piping: Copper where visible  
Pipe Condition: Satisfactory where visible  
Main Water Shut off: - *Likely at metal handle at South stairs*

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## Sanitary Sewer

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



ABS waste line

## Heating System



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### Furnace

Location: Crawlspace  
Make/ Model: Carrier Weathermaker 9200 manufactured 34<sup>th</sup> week of 1998  
Fuel Type: Natural gas  
BTUH Input: 80,000  
BTUH Output: 74,000  
Efficiency Rating: High-efficiency

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### Useful Life

Est. Useful Life new: 25 years

Est. age of furnace: 14 years +-

- Condensation line is not connected to pump and also leaks into furnace. Rust at base of furnace

- No service information visible. Recommend servicing of furnace and every (2) years thereafter. Exhaust air does not produce a normal "odor"



Rust at base of furnace



Moisture from base of furnace





Condensation line not connected to pump



Leak at condensation line

**Heat Exchanger**

- Visible Inspection: No 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
- Filter: Located adjacent to furnace



Furnace filter location

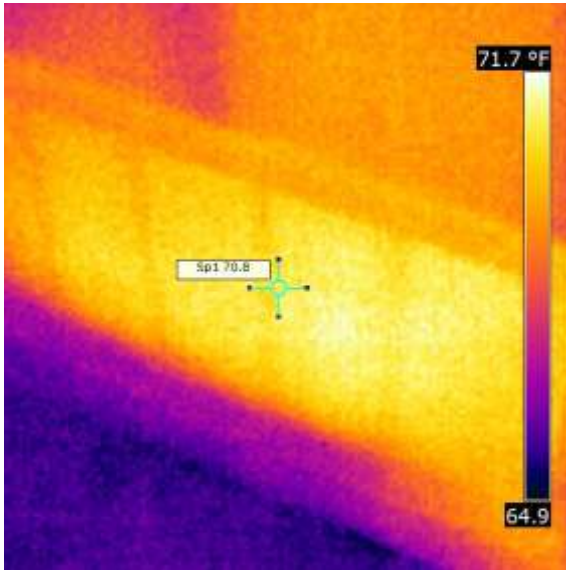
**Flue/ Gas Piping**

- Flue Secure: - Recommend re-connect combustion air pipe to furnace
- Flue clearances: Per requirements where visible
- Gas Piping: Drip leg installed

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**Heat Gain**

Rating: 40-70 deg F  
@ return air: 72 deg F  
@ nearest register: 115 deg F  
Heat Gain: 43 deg F. Heat gain is within specifications of furnace



Temperature measured at return air

IMAGE NOT RECORDED  
TEMPERATURE WAS 115 deg F +-

Temperature measured at heat register

## Water Heater



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### Water Heater

Location: Utility room  
Make/ Model: Rheem 0202233161 installed 02/26/2002 per tag  
Fuel Type: Electric  
Capacity: 80 gallon

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### Useful Life

Est. Useful Life new: 12 years  
Est. age of heater: 9 years -

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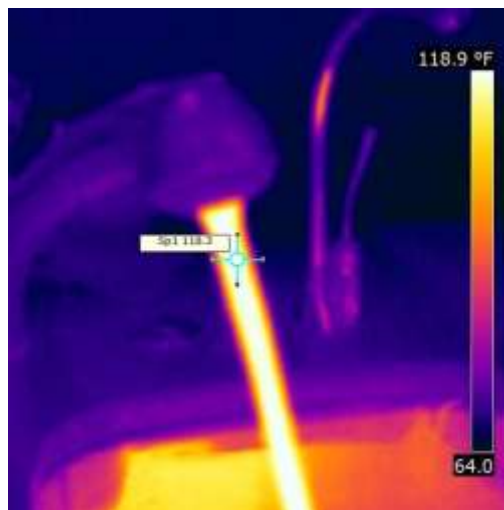
### Safety

TMP valve: As per required  
Earthquake Straps: Installed  
Expansion Tank: Installed

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### Water Temperature

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



# Site

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## Site

Grade at structure: Adequate grade away  
Earth to wood contact: Clearance as required  
Vegetation contact: - Vegetation (S.E. tree) in contact with structure (WDO conducive condition)  
Roof drain discharge: Underground discharge

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## Driveway

Type: *n/a*  
Condition: *n/a*  
Trip Hazard: *n/a*

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## Rear walks/ steps

Type: Concrete and wood  
Condition: Satisfactory  
Trip Hazard: - Trip hazard at stairs to lake area deck due to unequal riser heights  
Handrails: - Graspable handrail not installed at stairs from street to lower deck  
Barricades: As required



Graspable handrail not installed



Unequal riser height

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## Miscellaneous

Overhead Power Lines: N/A  
Retaining Walls: - Unable to view rear side of lake bulkhead. Recommend seal deterioration at concrete  
Underground Oil Tank: No visible evidence  
Irrigation System: None visible



Deterioration at bulkhead

# Building Exterior

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## General Condition

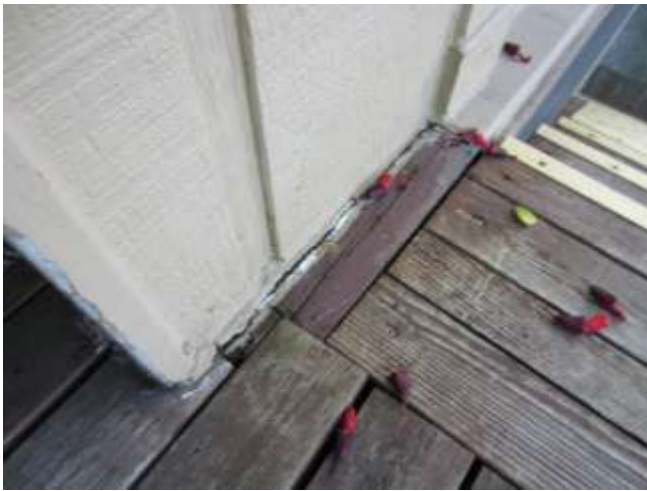
Structural Movement: No visible evidence  
Exterior doors: Satisfactory  
Windows (ext. cladding): Satisfactory

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## Siding

Type: Wood  
Condition: Satisfactory  
- Wood rot at ½ wall adjacent to Dining area  
- There are several wood trim areas that are not properly flashed (lower wood sits further out than surface above)

Window/Door Flashing: Satisfactory  
Caulking: Satisfactory



Wood rot at ½ wall



Caulking at vertical grooves must be maintained



Impropr flashing at S.W coner of Master bedroom



See image to left



Flashing not installed at chimney cap trim

---

## Roof

Estimated Pitch: Near flat  
Material: Rolled  
Layers: 1+  
How Inspected: Traversed roof  
Condition: ***- Roof is in marginal condition. There is a substantial build-up of moss, mud, and debris, deterioration of coating, and ponding water. Recommend review by a licensed roofing contractor***  
Ventilation: Eave and ridge vent  
Plumbing Vents: Satisfactory  
Flues: Satisfactory  
Flashing: Satisfactory



8" + of debris on roof



Debris on roof



Rusting flashing nails  
These nails should be coated  
to prevent moisture intrusion

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### Gutters/ Downspouts

Type: Scuppers  
Condition: - See comments above regarding the roof



Debris in scuppers

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### Electrical

Outlets: Tested  
Switches/Lights: Tested

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### Plumbing

Hose Bibs: Tested  
Gas Piping: Inspected



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**Decks**

Structure: Pressure treated joists  
- *Deck above Dining area is sealed; no visibility*  
Decking: Cedar  
Condition: Satisfactory  
Connection to Structure: Lag bolts  
Trip Hazard: None  
Handrails: As required  
Barricades: As required

# Crawlspace

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## General

Visibility: Space is vacant  
Access location: Exterior access  
How viewed: Traversed entire crawlspace (except rear area; no access)

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## Moisture

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

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## Structural

Foundation: No visible defects  
Mudsill: No visible defects  
Joists: No visible defects; limited visibility  
Post-Beams: - Joist support near middle area of home should be properly supported with 4 x 4 pressure treated wood  
Structural Movement: No visible evidence



Joist supported with 2 x 8 non treated wood



Foundation sections secured with metal connector

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## Insulation

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

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## Plumbing

Condition: Satisfactory  
Valves/ Other: None visible



Pipe heating tape at S.W. area of crawlspace

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### Electrical

- Outlets: None visible  
Wiring/ junction boxes: - Electrical wire at middle area of crawlspace should be properly secured and terminated in an electrical junction box



Loose wire in crawlspace

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### Heating/ Ventilation

- Duct Work: No visible defects  
Ventilation Ducts: No visible defects  
Gas Piping: No visible defects

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### Structural Pests

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

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### Nuisance Pests

- Visible Evidence: No visible evidence

# Garage

**Type:** Attached

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## General Room Condition

Visibility: Space is occupied  
Structural Movement: No visible evidence  
Moisture Infiltration: No visible evidence  
Walls: Satisfactory  
Ceiling: Satisfactory  
Slab: Satisfactory  
- Recommend seal gap at inside corner of garage slab  
- Verify the slope of the slab once vacant. A moisture barrier may be necessary at the outer edges of the slab adjacent to the living spaces of the house



Garage slab appears to slope towards the house



Gap at garage slab adjacent to house

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## Safety

Fire separation: As required where visible  
Ignition point > above FF: In compliance  
Safety barricade to mech.: n/a

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## 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

---

## Windows

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

---

**Doors**

Operation/latching: Tested  
Door condition: Satisfactory

# Utility Room

**Location:** Floor 1

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## General Room Condition

Visibility: Room is occupied  
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

---

## Heating

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory  
Mechanical ventilation: None

---

## 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

---

## Plumbing

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

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## Appliances

Washer: - *Not tested*  
Dryer Connection: - *Not tested*  
Dryer: - *Not tested*  
Appliance Condition: - *Not tested*

## Main Bathroom (floor 2)

**Location:** Floor 2

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### General Room Condition

Visibility: Room is occupied  
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, GFCI protected

---

### Heating

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

---

### Windows

Glazing: No visible defects  
Tempered: As required  
Operation: Tested  
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: - Recommend re-caulk base of shower pan to wall  
Toilet Secure: Satisfactory  
Tub/Shower surround: Satisfactory  
Fixtures: No visible defects

# Master Bedroom Suite

**Location:** Floor 2

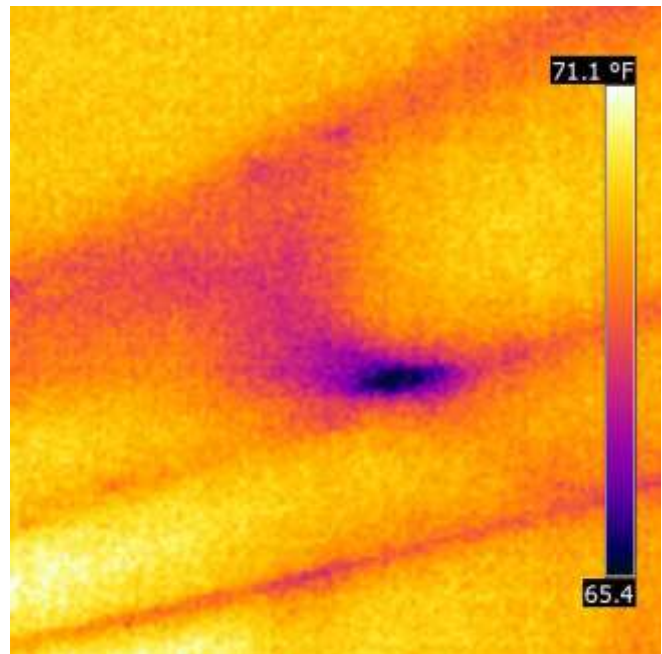
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## General Room Condition

Visibility: Room is occupied  
Structural Movement: No visible evidence  
Moisture Infiltration: - Possible moisture intrusion at roof above  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory  
Cabinets: Satisfactory  
Countertops: Satisfactory  
Mirrors: Satisfactory



See image to right



Evidence of moisture intrusion

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## Electrical

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

---

## Heating

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

---

## Windows

Glazing: - Window seal is failed  
Tempered: As required  
Operation: Tested  
*- Not all windows tested as cranks not installed*  
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

# Hallways

**Location:** Floors 1 and 2

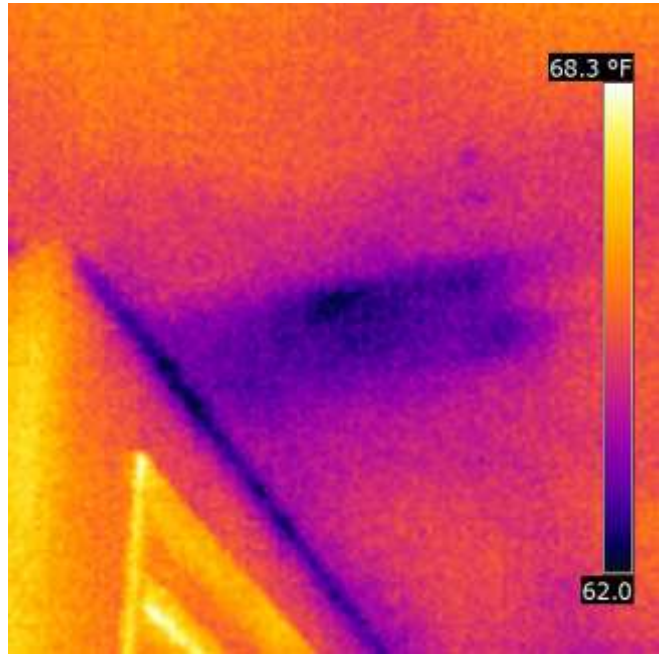
---

## General Room Condition

- Visibility: Space is vacant
- Structural Movement: No visible evidence
- Moisture Infiltration: - Evidence of moisture intrusion at top of stairs and at base of skylight well
- Walls: Satisfactory
- Ceiling: Satisfactory
- Flooring: Satisfactory



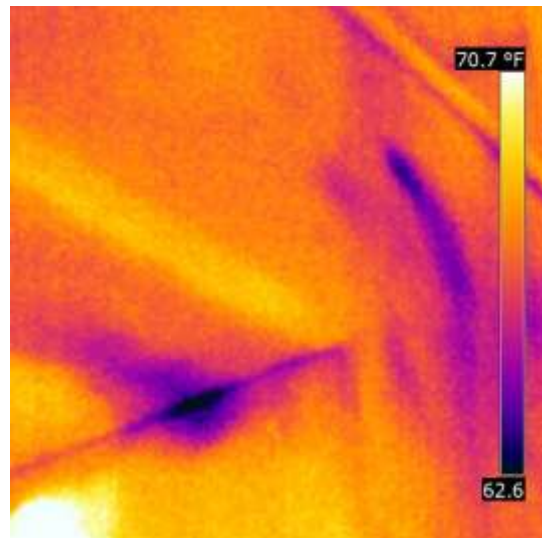
See image to right



Evidence of moisture intrusion



See image to right



Air or moisture intrusion at stairwell  
May be related to gap at garage slab  
See comments in garage section



Moisture stains at skylight well trim

---

### Electrical

Switches/Lights: All visible tested  
- Recommend replacement of light fixture in lower closet with enclosed bulb fixture.  
Exposed bulbs in closets are a potential fire hazard  
Outlets: All visible tested  
Smoke Detector: Tested

---

### Doors/Millwork

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

---

### Stairwell

Handrails: As required  
- Handrail is loose from wall at main handrail near floor 1 (5 treads up)  
Barricades: As required  
Balusters: As required  
Trip Hazard: None

# Kitchen and Dining

**Location:** Floor 1

---

## General Room Condition

Visibility: Rooms are occupied  
Structural Movement: No visible evidence  
Moisture Infiltration: No visible evidence  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory  
Cabinets: Satisfactory  
Countertops: Satisfactory

---

## Appliances

Dishwasher: Tested full cycle  
Dishwasher high loop: No  
Dishwasher air gap: No  
Oven: Tested  
Cooktop: Tested  
Microwave: Not tested  
Ventilation: Tested  
Refrigerator: Tested

---

## 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  
*- Outlet at bar is not GFCI protected*

---

## Heating

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory

---

## Windows

Glazing: - Failed window seal at Dining area  
Tempered: - *Not noted*  
Operation: - *Several windows not tested as cranks not installed*  
- *Fall hazard from low sill windows. Recommend that these windows are not open more than 4" when small children are present*  
Screen: No visible defects

---

## Doors/Millwork

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

# Living Room

**Location:** Floor 1

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## General Room Condition

Visibility: Room is vacant  
Structural Movement: No visible evidence  
- Question to Seller: Is the column a structural support ? If so, can it be shifted to the left or right (is the beam split above) ?  
Moisture Infiltration: No visible evidence  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory



Column in Living Room

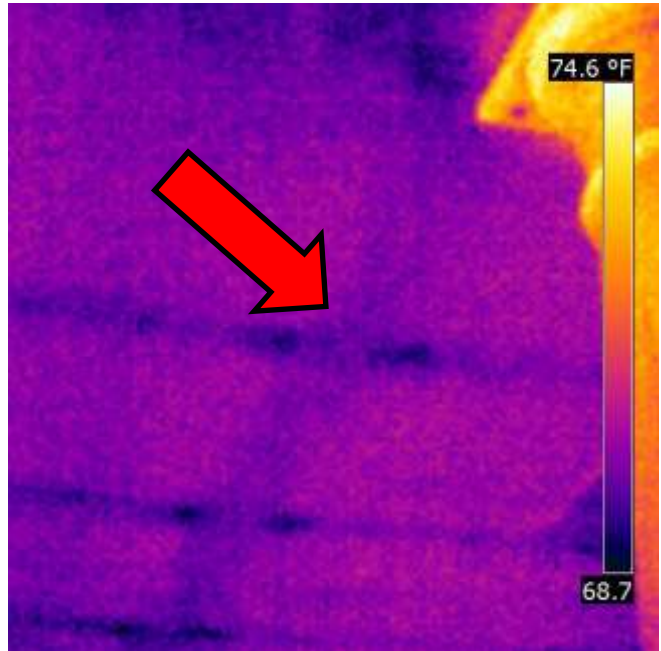


Image indicated joist hangers and a beam in line with the column

---

## Electrical

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

---

## Heating

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory

---

## Windows

Glazing: No visible defects  
Tempered: Not required  
Operation: Tested  
Screen: - Screens not installed

---

**Doors/Millwork**

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

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**Fireplace**

Type: Sealed gas direct vent  
Tested: Ignition tested

## Bedrooms 2, 3, and 4

**Location:** Floor 1

---

### General Room Condition

Visibility: Rooms are occupied  
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  
*- Smoke detector not installed in bedroom currently occupied as an office*

---

### Heating

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory

---

### Windows

Glazing: - Failed window seal at N.E. bedroom  
Tempered: - Window adjacent to stairs typically would be tempered due to height of adjacent exterior grade and potential of a bed placed below this area  
Operation: Tested  
Egress: - *Egress appears reasonable (would not comply with current code requirements)*  
Screen: - *Some screens not installed*



Window is recommended to be tempered  
due to exterior grade

---

### Doors/Millwork

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

## Main Bathroom (floor 1)

**Location:** Floor 1

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### General Room Condition

Visibility: Room is occupied  
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: - GFCI outlet does not trip when tested. Recommend review by a licensed electrician

---

### Heating

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

---

### Windows

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



# 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

