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WSDA Control # 1295AQ-043

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Client:  
Address:

Property Description: Tri-level single family home  
Property age/ size: Built 1991, 4,670 s.f. per listing  
Occupancy Status: Occupied

Inspection Date: 11/12/2011  
Inspection Time: 1:00 .M. – 3:50 P.M. +-  
Weather Conditions: Heavy rain and wind, 37 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

### Plumbing System

### Heating System

- Recommend service of furnace and every (2) years thereafter. Evidence of rust on top of combustion compartment

### Water Heater

- TMP lines for (2) tanks are not to be tied together; separate discharge

### Site

- Marginal slope away from house at side yards
- Structure in contact with ground (WDO conducive condition). Recommend 4-6” separation between ground and structure
- Vegetation in contact with structure (WDO conducive condition)
- Significant settlement of front walkway. Walkway is not supported by ground below in certain areas. Slip hazard when wet or icy conditions exists as walkway leans towards the driveway

### Building Exterior

- *Three are numerous areas of concern regarding the stucco and associated flashing and caulking. There is evidence of moisture intrusion at the deck areas. Recommend further evaluation by a licensed stucco contractor. Associated wood rot in the structure or decks may exist*
- Soffit not installed below Living Room cantilever
- Family room fireplace shroud is separating

### Crawlspace

- Vapor barrier missing at several areas
- *Moisture intrusion detected at (3) locations. There is a significant flow of moisture from beneath garage slab. This may be related to the repair of the channel drain by the right side garage bay. Moisture could lead to potential settlement and/or failure of the garage slab. Another source is the gap around the sewer discharge pipe*
- Numerous areas are not insulated. Primary areas are the rim joists
- Question to Seller: What is the purpose and/or function of the valves near the crawlspace access (irrigation ?)
- Recommend verification that the sump pump is connected to a GFCI protected outlet
- Heating ducts below bedrooms 2 and 3 are not secured to joists above (laying on the ground)
- Crawlspace should be clean of wood and cardboard debris (WDO conducive condition)

## Garage

### Family Room and Dining Room

- Window at deck swings out in front of walking path; window not tempered
- Most casement windows throughout the house have deteriorated hardware which prevents full closure/ sealing of the windows
- Minor wood rot at deck door jamb. Recommend maintain to prevent further deterioration

### Kitchen and Nook

- Cabinet trim missing above oven

### Living Room and Den

- Infrared image shows evidence of possible moisture intrusion at ceiling. Recommend continue to monitor
- Substantial gaps at most casement window seals (primarily towards the bottom of the windows)

### Powder Room

#### Master Bedroom Suite

- Window seals failed at bedroom (fogging)
- Unable to verify tempered tag for large window above tub, unable to open adjacent half sliding window
- Door to Master Suite will not stay in open position
- Soaking tub should be caulked to tub deck

#### Hallways

- Recommend replace light fixture in lower closet with enclosed fixture (fire hazard)
- Unable to see verification etching that stairwell windows are tempered
- Wood rot at rear door casing
- Glazing has failed at front door (fogging)
- Baluster configuration creates a ladder and potential fall hazard for children

#### West Bedroom Suite

#### South Bedroom Suite

#### Powder Room

- Sink faucet is loose and not properly aligned

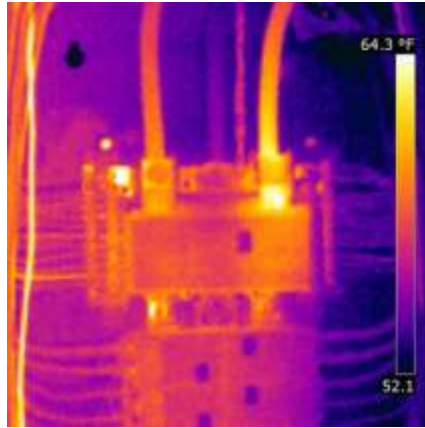
#### Game Room Suite

- Open ground at electrical outlet near spa access; wires and electrical boxes not secured near spa access
- Gas shut off valve not located for fireplace
- Windows adjacent to spa are not tempered as would typically be required
- Unable to open sliding glass door

#### Utility Room

- Electrical outlets are not GFCI protected
- Hot and cold reversed at sink

## Electrical System



No evidence of over heating

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### Service

Type: Underground  
Meter Location: Side of garage  
Voltage: 240

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### Panel

Location: Garage  
Manufacturer: Square D  
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, limited visibility  
Panel Clearance: 30" wide, 3' in front as required

---

### Breakers/ Wiring

Type: Copper romex  
Breakers: No visible defects

# Plumbing System

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## Domestic Water

Supply: Public water  
Supply Pipe: Copper pipe where visible  
House Piping: Copper where visible  
Pipe Condition: Satisfactory where visible  
Main Water Shut off: @ crawlspace



Domestic Water Shut off

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## Sanitary Sewer

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

## Heating System



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### Furnace

Location: Garage  
Make/ Model: Trane XV90 s/n P315GR57G last service 02/06/2006  
Fuel Type: Natural gas  
BTUH Input: 120,000  
BTUH Output: - *Not noted*  
Efficiency Rating: High-efficiency

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### Useful Life

Est. Useful Life new: 25 years  
Est. age of furnace: 20 years +-  
- Recommend service of furnace and every (2) years thereafter. Evidence of rust on top of combustion compartment



Rust on top of combustion compartment

---

### Heat Exchanger

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

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### Operation

Thermostat: Programmable @ floor 1 hall  
Disconnect: Switch on furnace  
Combustion Air: Appears adequate  
Filter: - *Not located*

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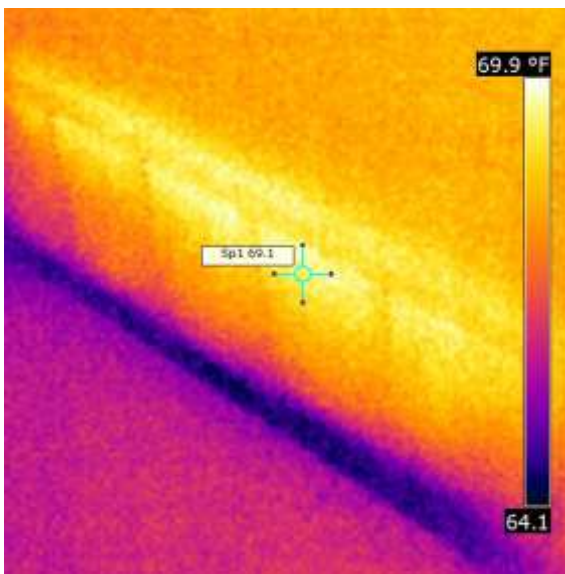
### Flue/ Gas Piping

Flue Secure: Inspected  
Flue clearances: Per requirements where visible  
Gas Piping: Drip leg installed

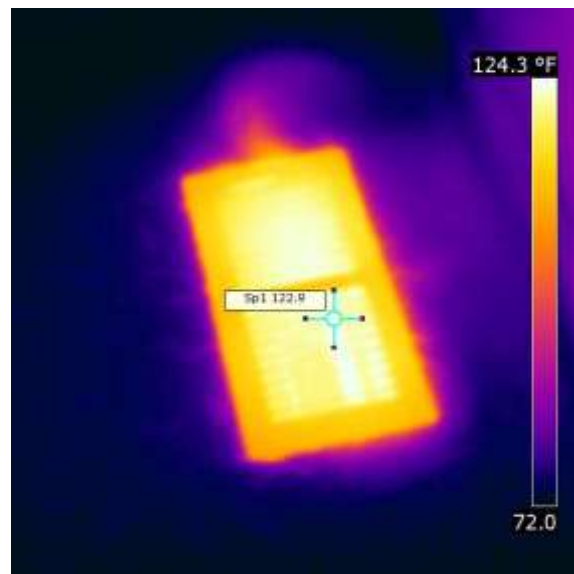
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### Heat Gain

Rating: 40-70 deg F  
@ return air: 70 deg F  
@ nearest register: 124 deg F  
Heat Gain: 54 deg F. Heat gain is within specifications of furnace



Temperature measured at return air



Temperature measured at heat register



## Water Heater



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### Water Heater

Location: Garage  
Make/ Model: General Electric manufactured 09 and 10 of 2006  
Fuel Type: Natural gas  
Capacity: (2) 50 gallon

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### Useful Life

Est. Useful Life new: 12 years  
Est. age of heater: 5 years +/-

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### Safety

TMP valve: - TMP lines for (2) tanks are not to be tied together; separate discharge  
Earthquake Straps: Installed  
Expansion Tank: Installed  
Flame Rollout: No visible evidence

---

### Flue

Secure: Inspected  
Clearances: As required where visible  
Draft Hood: Inspected

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### Water Temperature

Safe water temperature: 120 deg F per industry standards  
Measured temperature: - Not tested

# Site

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## Site

- Grade at structure: - Marginal slope away from house at side yards  
Earth to wood contact: - Structure in contact with ground (WDO conducive condition). Recommend 4-6" separation between ground and structure  
Vegetation contact: - Vegetation in contact with structure (WDO conducive condition)  
Roof drain discharge: Underground discharge



Siding in contact with ground



Dirt piled up in contact with living room cantilever

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## Driveway

- Type: Concrete  
Condition: Satisfactory  
- See comment in Crawlspace section regarding moisture intrusion  
Trip Hazard: None

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## Front walks/ steps

- Type: Concrete  
Condition: - Significant settlement of front walkway. Walkway is not supported by ground below in certain areas. Slip hazard when wet or icy conditions exists as walkway leans towards the driveway  
Trip Hazard: - See comment above



Walkway leans towards driveway



Walkway is not supported in certain areas

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**Rear walks/ steps**

Type: Concrete  
Condition: Satisfactory  
Trip Hazard: None

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**Miscellaneous**

Overhead Power Lines: N/A  
Retaining Walls: None that affect structure  
Underground Oil Tank: No visible evidence  
Irrigation System: Yes, not part of inspection

# Building Exterior

## General Condition

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

## Siding

Type: Stucco  
Condition: **- Three are numerous areas of concern regarding the stucco and associated flashing and caulking. There is evidence of moisture intrusion at the deck areas. Recommend further evaluation by a licensed stucco contractor. Associated wood rot in the structure or decks may exist**

Window/Door Flashing: - See comment above  
Caulking: - See comment above



Moisture stain at foundation wall  
Stain is located beneath rear stair stringer  
This moisture may be ground “splash-back” related as the top of the stain is arced (not vertical)



See image to left  
Stain is located beneath this area



Separation of stucco finish



Deterioration of stucco at base



Moisture stains and (wet) wood rot below the rear deck



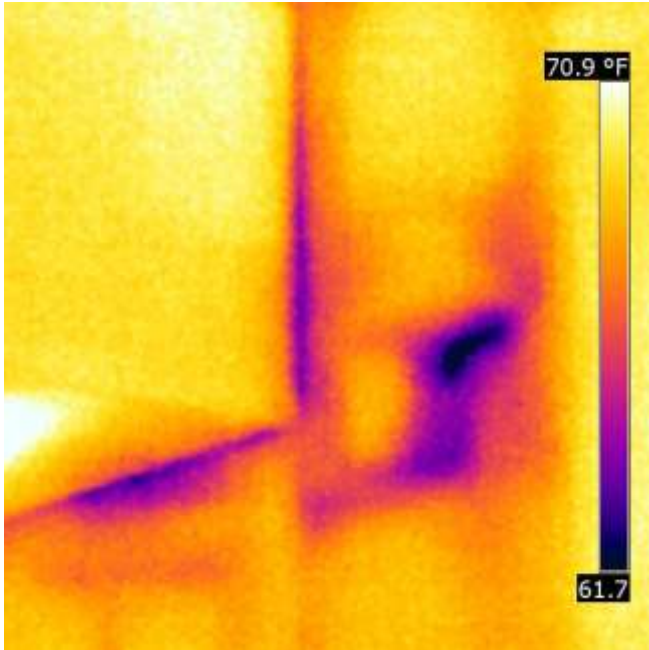
Moisture (wet) below stairs to game room



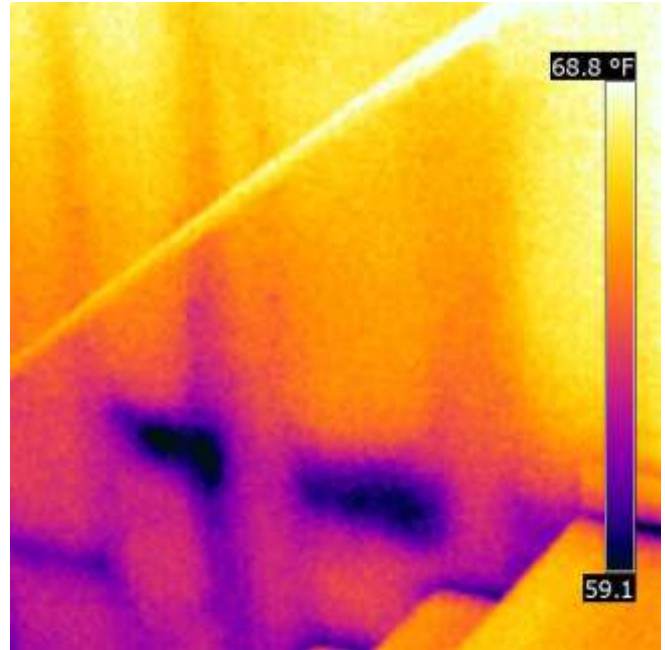
Moisture (wet) below stairs to game room



Location above (3) prior images



Infrared image of stairwell (upper view)



Infrared image of stairwell (lower view)



Exposed insulation below Living Room cantilever

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**Roof**

Estimated Pitch: Near flat  
 Material: Torch down/ rolled  
 Layers: 1+  
 How Inspected: Traversed roof  
 Condition: Satisfactory  
 Ventilation: Eave and ridge vent  
 Plumbing Vents: Satisfactory  
 Flues: Satisfactory  
           - Family room fireplace shroud is separating  
 Flashing: Satisfactory



Separation at fireplace shroud



Concrete block to secure dish antenna



Roof vent (typical)



Roof

**Gutters/ Downspouts**

Type: Scuppers  
 Condition: Satisfactory

**Electrical**

Outlets: Tested  
 Switches/Lights: Tested

**Plumbing**

Hose Bibs: Anti-siphon  
 Gas Piping: Inspected

**Decks**

Structure: Not visible  
 Decking: All weather  
 Condition: Satisfactory  
 Connection to Structure: Not visible  
 Trip Hazard: None  
 Handrails: As required  
 Barricades: As required

# Crawlspace

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## General

Visibility: Space is vacant  
Access location: Exterior access (access was not secured)  
How viewed: Traversed entire crawlspace

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## Moisture

Ventilation: Appears adequate  
Vapor Barrier: - Vapor barrier missing at several areas  
Moisture Intrusion: - *Moisture intrusion detected at (3) locations. There is a significant flow of moisture from beneath garage slab. This may be related to the repair of the channel drain by the right side garage bay. Moisture could lead to potential settlement and/or failure of the garage slab. Another source is the gap around the sewer discharge pipe*  
Sump Pump: Yes



Moisture intrusion (flowing water) from behind the garage. Water flows to a sump pump



Concrete repair at driveway channel drain



Sump pump



Moisture above game room





Exposed ground (no vapor barrier)



Moisture intrusion at sewer discharge pipe

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### Structural

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



Bearing ground at Living room is rock;  
vertical cut of 6' +

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### Insulation

- Under-floor: - Numerous areas are not insulated. Primary areas are the rim joists
- Domestic Water Pipes: Satisfactory
- Heating Supply: Satisfactory



No insulation at rim joist



No insulation at rim joist

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### Plumbing

Condition: Satisfactory

Valves/ Other: - Question to Seller: What is the purpose and/or function of the valves near the crawlspace access (irrigation ?)



Pipes and valves near the crawlspace access

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### Electrical

Outlets: - *The sump pump should be connected to a GFCI protected outlet. As the pump is needed during this period of heavy rain, the GFCI tested was not used as I may be unable to locate the reset*

- Recommend verification that the sump pump is connected to a GFCI protected outlet

Wiring/ junction boxes: No visible defects



Sump pump should be GFCI protected

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### Heating/ Ventilation

- Duct Work: - Heating ducts below bedrooms 2 and 3 are not secured to joists above (laying on the ground)
- Ventilation Ducts: No visible defects
- Gas Piping: No visible defects



Heat ducts are not secured to floor joists above

---

### Structural Pests

- Conductive Material: - Crawlspace should be clean of wood and cardboard debris (WDO conducive condition)
- Visible Evidence: No visible evidence



Cardboard debris in crawlspace

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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

---

## Safety

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

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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

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## Electrical

Switches/Lights: Tested  
Outlets: All visible tested

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## Windows

Glazing: No visible defects  
Tempered: Not required  
Operation: Fixed

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## Doors

Operation/latching: Tested  
Door condition: Satisfactory

## Family Room and Dining Room

**Location:** Floor 2

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### General Room Condition

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

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### Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested  
Smoke Detector: None

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### Heating

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory

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### Windows

Glazing: No visible defects  
Tempered: - Window at deck swings out in front of walking path; window not tempered  
Operation: Tested  
- Most casement windows throughout the house have deteriorated hardware which prevents full closure/ sealing of the windows  
Screen: None



Deteriorated window hardware



Casement window swings in front of deck walking path

---

### Doors/Millwork

Operation/latching: Tested  
Door condition: Satisfactory  
- Minor wood rot at deck door jamb. Recommend maintain to prevent further deterioration  
Millwork condition: Satisfactory



Minor wood rot at door jamb

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**Fireplace**

Type: Metal wood-burning  
Tested: Damper

## Kitchen and Nook

**Location:** Floor 1

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### 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  
- Cabinet trim missing above oven  
Countertops: Satisfactory



Large gap above oven

---

### Appliances

Dishwasher: Tested full cycle  
Dishwasher air gap: Visible  
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 in Kitchen



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**Heating**

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory

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**Windows**

Glazing: No visible defects  
Tempered: Not required  
Operation: Tested  
Screen: None

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**Doors/Millwork**

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

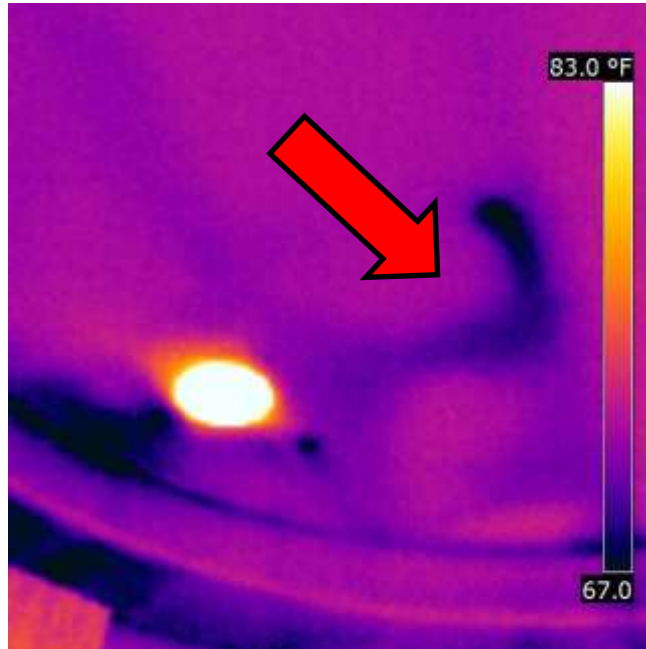
# Living Room and Den

**Location:** Mid-level

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## General Room Condition

Visibility: Rooms are occupied  
Structural Movement: No visible evidence  
Moisture Infiltration: - Infrared image shows evidence of possible moisture intrusion at ceiling. Recommend continue to monitor  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory



Pattern suggests moisture leak at ceiling

---

## Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested  
Smoke Detector: - *None*

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## Heating

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory

---

## Windows

Glazing: No visible defects  
Tempered: Not required  
Operation: Tested  
- Substantial gaps at most casement window seals (primarily towards the bottom of the windows)  
Screen: None



Large gaps at base of casement windows

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**Doors/Millwork**

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

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**Fireplace**

Type: Metal wood-burning with gas logs  
Tested: - *Pilot light not active; not tested*

# Powder 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  
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

---

## 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

# Master Bedroom Suite

**Location:** Mid-level

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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. Bathroom outlets are GFCI protected  
Smoke detector: - *None*

---

## Heating

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

---

## Windows

Glazing: - Window seals failed at bedroom (fogging)  
Tempered: - Unable to verify tempered tag for large window above tub, unable to open adjacent half sliding window  
Operation: Tested  
Egress: Appears to meet current egress standards  
Screen: None

---

## Doors/Millwork

Operation/latching: Tested  
- Door to Master Suite will not stay in open position  
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: - Soaking tub should be caulked to tub deck  
Toilet Secure: Satisfactory  
Tub/Shower surround: Satisfactory  
Fixtures: No visible defects



Tub should be caulked to tub deck



Evidence of microbial growth behind toilet lid

# Hallways

**Location:** Floors 1 and 2

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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  
Flooring: Satisfactory

---

## Electrical

Switches/Lights: All visible tested  
- Recommend replace light fixture in lower closet with enclosed fixture (fire hazard)  
Outlets: All visible tested  
Smoke Detector: Yes

---

## Heating

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory

---

## Windows

Glazing: No visible defects  
Tempered: - Unable to see verification etching that stairwell windows are tempered  
Operation: Tested  
Screen: None

---

## Doors/Millwork

Operation/latching: Tested  
Door condition: Satisfactory  
- Wood rot at rear door casing  
- Glazing has failed at front door (fogging)  
Millwork condition: Satisfactory



Failed from door glazing (fogging)

---

## Stairwell

Handrails: As required  
Barricades: As required  
Balusters: As required  
- Baluster configuration creates a ladder and potential fall hazard for children  
Trip Hazard: None



Horizontal balusters create a ladder and subsequent fall hazard for children



# West Bedroom Suite

**Location:** Floor 1

---

## 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. Bathroom outlets are GFCI protected  
- *This GFCI outlet is the reset location for all other bathrooms*  
Smoke detector: - *None*

---

## 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: None

---

## 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

## South Bedroom Suite

**Location:** Floor 1

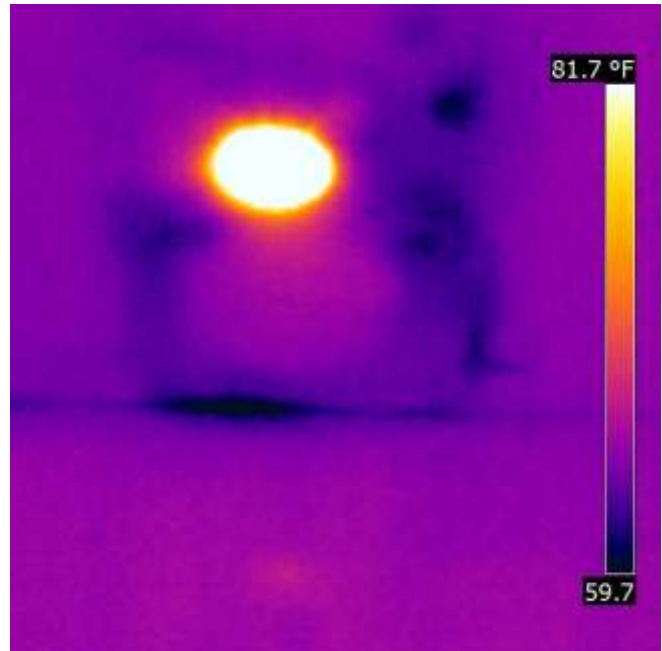
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### General Room Condition

Visibility: Room is occupied  
Structural Movement: No visible evidence  
Moisture Infiltration: - *Evidence of moisture intrusion below deck above. See comment in Siding section*  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory  
Cabinets: Satisfactory  
Countertops: Satisfactory  
- *Recommend re-caulk countertop to backsplash*  
Mirrors: Satisfactory



See Image to right



Evidence of possible moisture intrusion below deck above bedroom

---

### Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested. Bathroom outlets are GFCI protected  
Smoke detector: - *None*

---

### 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: None

---

**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

# Powder Room

**Location:** Floor 1

---

## 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

---

## 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: - Sink faucet is loose and not properly aligned

## Game Room Suite

**Location:** Floor 1

---

### General Room Condition

- Visibility: Room is occupied  
- *This space appears to have been "homeowner completed or modified"*
- Structural Movement: No visible evidence
- Moisture Infiltration: No visible evidence
- Walls: Satisfactory
- Ceiling: Satisfactory
- Flooring: Satisfactory
- Cabinets: Satisfactory
- Countertops: Satisfactory
- Mirrors: Satisfactory



Door should swing over a 3' x 3' landing

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### Electrical

- Switches/Lights: All visible tested
- Outlets: All visible tested. Bathroom outlets are GFCI protected  
- Open ground at electrical outlet near spa access; wires and electrical boxes not secured near spa access
- Smoke detector: No  
- *Spa is not a part of this inspection*



Ungrounded outlet



Unsecured wires and boxes at spa access

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### Heating

- Source: Ceiling register
- Air Flow/ Heat Gain: Satisfactory
- Mechanical ventilation: Tested
- Fireplace:
  - *Pilot light not lit, not tested*
  - *Gas shut off valve not located for fireplace*

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### Windows

- Glazing: No visible defects
- Tempered: - *Windows adjacent to spa are not tempered as would typically be required*
- Operation: Tested
  - *Unable to open sliding glass door*
- Egress: Appears to meet current egress standards
- Screen: None



Windows adjacent to spa are not tempered

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**Doors/Millwork**

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

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**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: 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  
Cabinets: Satisfactory  
Countertops: Satisfactory

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## Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested  
- Electrical outlets are not GFCI protected

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## Heating

Source: Heat lamp  
Air Flow/ Heat Gain: Satisfactory  
Mechanical ventilation: Tested

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## Doors/Millwork

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

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## Plumbing

Functional flow: Appears adequate  
Hot/ Cold: - Hot and cold reversed at sink  
Drainage: Appears adequate  
Visible leaks: None visible  
Caulking: Satisfactory  
Fixtures: No visible defects

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## Appliances

Washer: Tested rinse cycle  
Dryer Connection: Natural gas  
Dryer: Tested. Vented to outside  
Appliance Condition: Satisfactory



# 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

