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WSDA Control # 1336AQ-012

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Client:  
Address:

Property Description: (1) level condominium in a multi-story building  
Property age/ size: Built 2006, 1,137 s.f. per listing  
Occupancy Status: Vacant

Inspection Date: 12/10/2011  
Inspection Time: 9:00 A.M. – 11:00 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

- *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

### Water Heater

### Living Room and Dining Room

- Hardwood flooring does not lay flat at various areas of the Living room. Sharp edges of the boards are not flush to the adjacent boards
- ***Window opening limiter has been removed from (1) window. Fall hazard as window sill are approximately 12” above the floor***
- Substantial air leakage at door to deck. Recommend replacement of weather-stripping and/or adjustment of the door

### Kitchen

- Recommend removal of the light switch the controls the electrical outlet for microwave hood vent

### Hallways

- Error code HF at washing machine. The error code "HF" refers to a problem with the amount of water entering the washing machine. Unable to access water shut of valve. This may be the result of the valves in the off position or a defect in the washing machine
- Deck barricade is a “ladder style” railing. This style of barricade is a potential fall hazard. Recommend cover barricade if small children are present.

### Bedroom # 2

- Recommend install limiter on South window as this window conflicts with the exterior deck door

### Main Bathroom

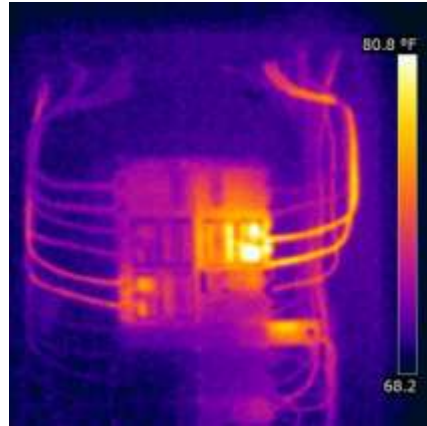
### Master Bedroom Suite

- False drawer pulls are loose at both sinks
- Outlet at corner of room near heater is inoperative
- Switched outlet near bathroom does not fully turn off
- Unknown purpose of 3<sup>rd</sup> wall switch (possible paddle fan pre-wire)
- ***Window opening limiters have been removed. Fall hazard as window sill are approximately 12” above the floor***

### Garage

- Recommend replacement of exterior key pad and emergency key access for the garage door opener disconnect (for security from prior owner)

## Electrical System



No evidence of over heating

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### Service

Type: Underground  
Meter Location: - No access to electrical room  
Voltage: 240

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### Sub Panel

Location: Bedroom  
Manufacturer: Square D  
Type: Dual bus bar  
Main Disconnect: n/a  
Serv. wire Size/ Rating: 100-125 AMP  
Panel Clearance: 30" wide, 3' in front as required

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### Breakers/ Wiring

Type: Copper romex  
Breakers: No visible defects  
- *Arc fault breakers tested*

## Water Heater



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### Water Heater

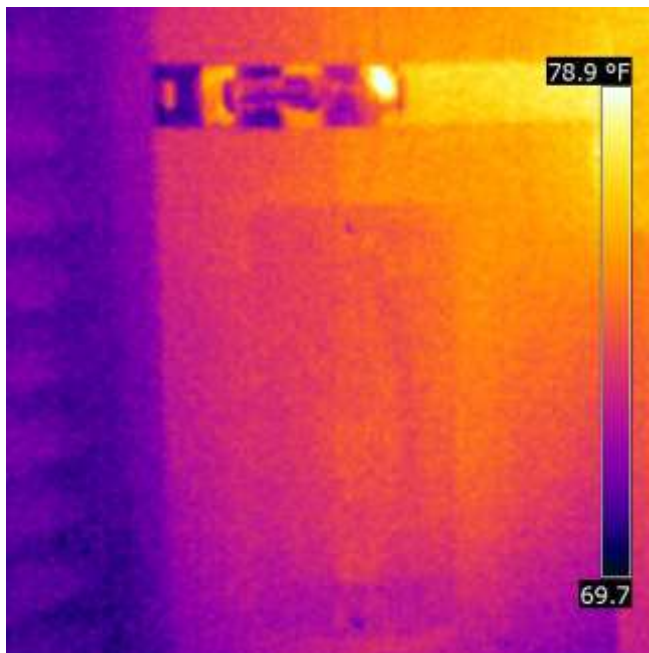
Location: Utility closet  
Make/ Model: AO smith s/n J06E000093  
Fuel Type: Electric  
Capacity: 40 gallon

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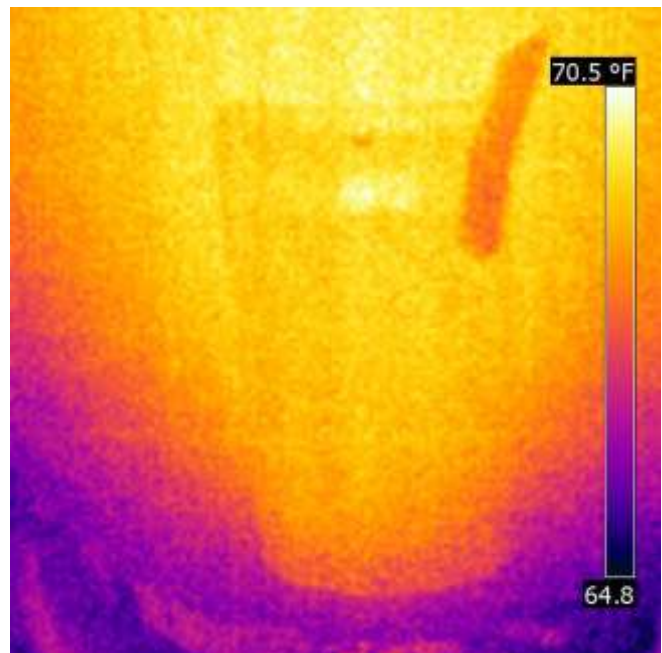
### Useful Life

Est. Useful Life new: 12 years  
Est. age of heater: 6 years +/-

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Heat from upper heating element



Hear from lower heating element

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**Safety**

TMP valve: As per required  
Earthquake Straps: Installed  
Safe water temperature: 120 deg F per industry standards  
Measured temperature: 113 deg F



Water temperature @ kitchen

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**Domestic Water**

Shut off: - *Utility closet. This valve will not shut off the fire control system*



Domestic water shut off

# Living Room and Dining Room

**Location:** Floor 3

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## General Room Condition

Visibility: Room is vacant  
Structural Movement: No visible evidence  
Moisture Infiltration: No visible evidence  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: - Hardwood flooring does not lay flat at various areas of the Living room. Sharp edges of the boards are not flush to the adjacent boards



Edges of laminate hardwood are not flush

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## Electrical

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

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## Heating

Source: Electric wall register  
Air Flow/ Heat Gain: Satisfactory

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## Windows

Glazing: No visible defects  
Tempered: Not required  
Operation: Tested  
*- Window opening limiter has been removed from (1) window. Fall hazard as window sill are approximately 12" above the floor*  
Screen: No visible defects



North window has limiter installed  
All others have been removed

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**Doors/Millwork**

Operation/latching: Tested

Door condition: Satisfactory

- Substantial air leakage at door to deck. Recommend replacement of weather-stripping and/or adjustment of the door

Millwork condition: Satisfactory



Air leakage at the door to the deck



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**Fireplace**

Type: Sealed gas direct vent

Tested: Ignition tested

*- Install D batteries at fireplace for ignition of the fireplace during a power outage*



Battery compartment in lower compartment of fireplace (2) D batteries

# Kitchen

**Location:** Floor 3

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## 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

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## Appliances

Dishwasher: Tested full cycle  
Dishwasher air gap: Visible  
Oven: Tested  
Cooktop: Tested  
Microwave: Not tested  
Ventilation: Tested  
Refrigerator: Tested

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## Plumbing

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

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## Electrical

Switches/Lights: All visible tested  
- Recommend removal of the light switch the controls the electrical outlet for microwave hood vent  
Outlets: All visible tested, GFCI protected

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## Heating

Source: Adjacent room  
Air Flow/ Heat Gain: Satisfactory

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## Doors/Millwork

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

# Hallways

**Location:** Floor 3

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## General Room Condition

Visibility: Space is vacant  
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  
*- Light bulb in closet appears to be burnt out*  
Outlets: All visible tested  
Smoke Detector: Yes

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## Utility

Washer: *- Error code HF at washing machine. The error code "HF" refers to a problem with the amount of water entering the washing machine. Unable to access water shut of valve. This may be the result of the valves in the off position or a defect in the washing machine*  
Dryer: *- Tested, vented to exterior*  
Mechanical ventilation:: Tested

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## Doors/Millwork

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

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## Deck

Barricades: *- Deck barricade is a "ladder style" railing. This style of barricade is a potential fall hazard. Recommend cover barricade if small children are present.*



Ladder style barricade

## Bedroom # 2

**Location:** Floor 3

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### General Room Condition

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

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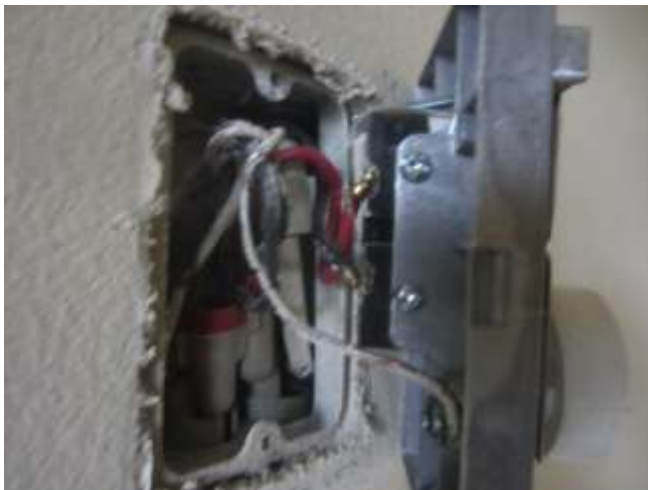
### Electrical

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

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### Heating

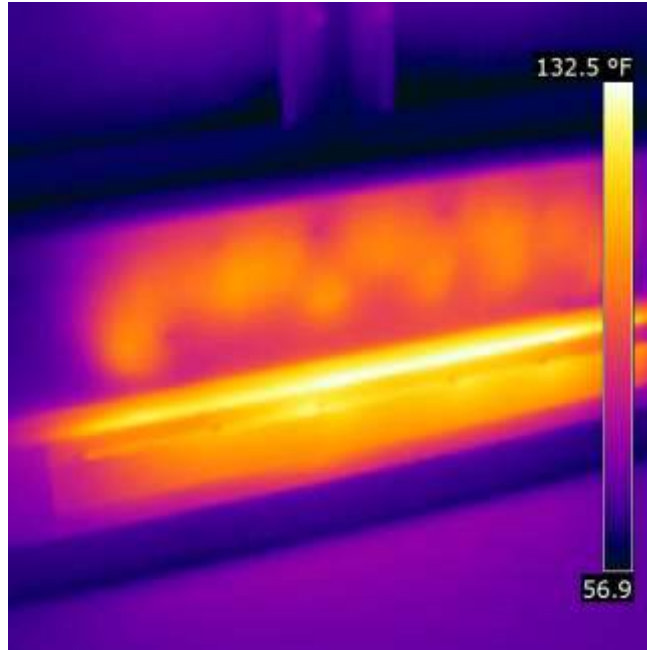
Source: Electric baseboard  
*- If heating system is moved, recommend that this work be completed by a licensed electrician*  
Air Flow/ Heat Gain: Satisfactory



Electrical wires to thermostat



Electrical wires to thermostat



Maintain proper clearances to combustibles

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### Windows

- Glazing: No visible defects
- Tempered: Not required
- Operation: Tested
  - Recommend install limiter on South window as this window conflicts with the exterior deck door
- Egress: Appears to meet current egress standards
- Screen: No visible defects



Window conflicts with deck door

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### Doors/Millwork

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

# Main Bathroom

**Location:** Floor 3

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## 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

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## Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested, 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  
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: No visible defects

# Master Bedroom Suite

**Location:** Floor 3

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## 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  
- False drawer pulls are loose at both sinks  
Countertops: Satisfactory  
Mirrors: Satisfactory

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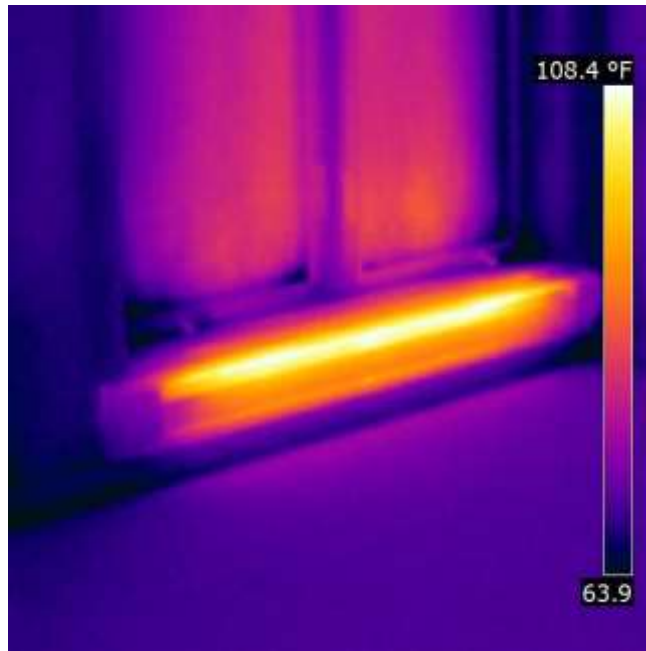
## Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested. Bathroom outlets are GFCI protected  
- Outlet at corner of room near heater is inoperative  
- Switched outlet near bathroom does not fully turn off  
- Unknown purpose of 3<sup>rd</sup> wall switch (possible paddle fan pre-wire)  
Smoke detector: Yes

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## Heating

Source: Electric baseboard and heat lamp  
Air Flow/ Heat Gain: Satisfactory  
Mechanical ventilation: Tested



Maintain proper clearances to combustibles

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## Windows

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

*- Window opening limiters have been removed. Fall hazard as window sill are approximately 12" above the floor*

Screen: No visible defects



Casement windows can fully open  
Condominium is on the 3<sup>rd</sup> floor

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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: No visible defects



# Garage

**Type:** Detached

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## General Room Condition

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

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## Safety

Ignition point > above FF: 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  
- Recommend replacement of exterior key pad and emergency key access for the garage door opener disconnect (for security from prior owner)

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## Electrical

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

# 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 Conducive 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

No structural pests or conducive conditions identified