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WSDA Control # 1244AQ-002

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Client:  
Address:

Property Description: (1) story single family home with detached garage w/apt  
above

Property age/ size: 1,942 s.f, built 1999 per listing

Occupancy Status: Vacant

Inspection Date: 09/03/2011

Inspection Time: 9:30 A.M. – 12:00 P.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

## Heating System

- Propane tank not installed for water heater or furnace. No operable heat source or hot water for house
- Furnace not tested due to lack of propane. Blower fan operated and furnace when thru ignition cycle. Furnace is extremely dirty. Recommend service and cleaning by a licensed furnace technician

## Water Heater

- Water heater not tested due to lack of propane. Substantial rusting inside burner area of tank. Both water heaters are beyond their anticipated useful life expectancy

## Site

- Vegetation in contact with structure at several areas (WDO conducive condition)

## Building Exterior

- Insulation and soffit not installed at cantilever (rear of addition)

## Crawlspace

- Ventilation is not provided at addition area of house. Foundation vents at original area of house are blocked by insulation
- Evidence of moisture intrusion (standing water) primarily in addition area. Minor amount of standing water beneath Dining area
- ***Substantial plumbing leak at Master bathroom area. Subfloor is damaged far beyond repair and should be removed. Evidence of mold like substance on sub floor. Standing water on vapor barrier below***
- Several heating ducts are not properly secured; some have pulled loose from trunk line
- Substantial lint near crawl access area by clothes dryer. Recommend verify integrity of dryer vent ducting and move wall exhaust jack away from access and crawl vents
- Wood and cardboard debris should be removed from crawlspace (WDO conducive condition)
- Recommend replace both crawlspace access panels that will be weather tight and seal all gaps to prevent pest entry

## Living Room and Dining Room

### Kitchen

- Several backsplash tiles are loose
- Leak at faucet and domestic water supply valve for sink

### Master Bedroom Suite

- Substantial moisture damage to bathroom flooring
- Exposed electrical wire for light fixture in closet should have fixture installed or terminate wire in junction box

Bedrooms 2 and 3

Main Bathroom

Family Room

Hallways and Utility Room

Attic

Apartment: Building Exterior

- Shingles are missing at apartment roof. Possible moss on apartment roof that is not visible from house. Recommend full inspection of this roof when repairs are made
- Deck stair treads are deteriorated and barricades are not secure at apartment
- Graspable handrail not installed at apartment stairs

Apartment: Garage

- Recommend adjust auto reverse to lighter impact setting

Apartment: Living Room

Apartment: Kitchen

Apartment: Bedroom

Apartment: Bathroom

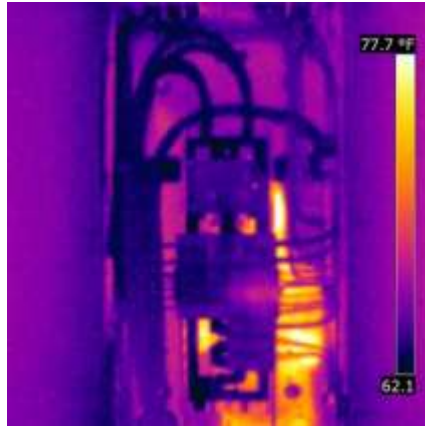
Apartment: Attic

- Evidence of moisture intrusion at roof vent near attic access. Wood rot at sheathing. Recommend verification of proper flashing at roof jack by a licensed roofing contractor

## Electrical System



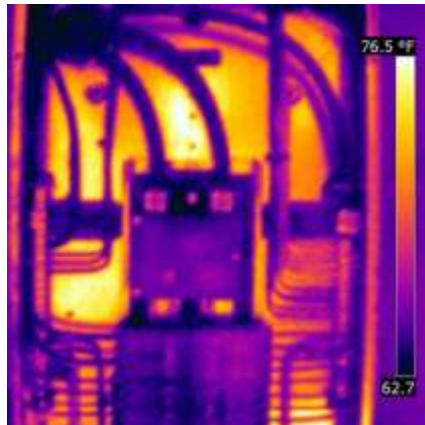
Service panel: House



No evidence of over heating



Service panel: garage



No evidence of over heating

---

### Service

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

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### Panel

Location: Bedroom and Garage  
Manufacturer: Main House: Cuttler Hammer Garage: Challenger  
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

---

**Breakers/ Wiring**

Type: Copper romex  
Breakers: No visible defects  
- *Electric service final in house on 3/3/1999, addition on 3/5/2002*  
- *Electric service final for garage and apartment on 7/29/1998*

# Plumbing System

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## Domestic Water

Supply: Public water  
Supply Pipe: Copper where visible  
House Piping: Copper where visible  
Pipe Condition: Satisfactory where visible  
Main Water Shut off: @ utility room and garage



Domestic Water Shut off at house



Domestic Water Shut off at garage

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## Sanitary Sewer

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

## Heating System



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### Furnace

Location: Utility Room  
Make/ Model: Lennox, converted to propane on 04/1999  
Fuel Type: Propane  
- Propane tank not installed for water heater or furnace. No operable heat source or hot water for house  
BTUH: - not noted  
Efficiency Rating: Mid-efficiency

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### Useful Life

Est. Useful Life new: 25 years  
Est. age of furnace: 12 years +-  
- Furnace not tested due to lack of propane. Blower fan operated and furnace when thru ignition cycle. Furnace is extremely dirty. Recommend service and cleaning by a licensed furnace technician



Dust and lint in burner area



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**Heat Exchanger**

Visible Inspection: No visibility  
Gas detection test: - *Propane fuel not available; not tested*  
Burner test: - *Propane fuel not available; not tested*

---

**Operation**

Thermostat: Programmable @ floor 1 hall  
Disconnect: Switch near furnace  
Combustion Air: Appears adequate

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**Flue**

Secure: Inspected  
clearances: Per requirements where visible

## Water Heater



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### Water Heater

Location: Utility room and garage  
Make/ Model: Utility Room: Bradford white s/n TC4913488 estimated age 1999  
Garage: Ruud s/n 0898131165  
Fuel Type: Utility: Propane, Garage: Electric  
Capacity: 50 gallon each

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### Useful Life

Est. Useful Life new: 12 years

Est. age of heater: 12 years +-

- Water heater not tested due to lack of propane. Substantial rusting inside burner area of tank. Both water heaters are beyond their anticipated useful life expectancy



Rust in burner compartment

---

**Safety**

TMP valve: As per required  
- *TMP discharge should not be located above crawl space access*  
- *Drip pan pipe is not connected. This pipe should have a screen or backflow preventer to prevent a "rodent raceway"*

Earthquake Straps: Installed  
Expansion Tank: Installed  
Flame Rollout: Yes, burn marks on front of compartment

---

**Flue**

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

---

**Water Temperature**

Safe water temperature: 120 deg F per industry standards  
- *Hot water temperature not measured at active garage water heater*

# Site

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## Site

Grade at structure: Adequate grade away  
Earth to wood contact: Clearance as required  
Vegetation contact: - Vegetation in contact with structure at several areas (WDO conducive condition)  
Roof drain discharge: Surface and underground discharge

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## Driveway

Type: Gravel  
Condition: Satisfactory  
Trip Hazard: None

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## Front walks/ steps

Type: Concrete  
Condition: Satisfactory  
Trip Hazard: None

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## Rear walks/ steps

Type: Concrete  
Condition: Satisfactory  
Trip Hazard: None

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## Miscellaneous

Overhead Power Lines: Yes  
Retaining Walls: None that affect structure  
Underground Oil Tank: No visible evidence  
Irrigation System: None visible

# 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: Composite  
Condition: Satisfactory  
- Insulation and soffit not installed at cantilever (rear of addition)  
Window/Door Flashing: Satisfactory  
Caulking: Satisfactory



Insulation and soffit not installed

---

## Roof

Estimated Pitch: 6:12 +- at main house  
Material: Composition  
Layers: 2+ and 1+  
How Inspected: Traversed main house  
Condition: Satisfactory  
Ventilation: Eave and roof vents  
Plumbing Vents: Satisfactory  
Flues: Satisfactory  
Flashing: Satisfactory

---

## Gutters/ Downspouts

Type: Continuous metal  
Condition: Satisfactory, minor debris in gutters



Debris in gutters (typical)

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**Electrical**

Outlets: - Not tested  
Switches/Lights: Tested

---

**Plumbing**

Hose Bibs: Anti-siphon  
Gas Piping: - *Propane tank not installed*

# Crawlspace

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## General

Visibility: Space is vacant  
Access location: Exterior access at (2) locations  
How viewed: Traversed entire crawlspace

---

## Moisture

Ventilation: - Ventilation is not provided at addition area of house. Foundation vents at original area of house are blocked by insulation  
Vapor Barrier: As required  
Moisture Intrusion: - Evidence of moisture intrusion (standing water) primarily in addition area. Minor amount of standing water beneath Dining area  
Sump Pump: None visible



Standing water in addition area



Mud trail beneath corner of addition by deck



Partially obstructed foundation vent at original house

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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

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**Insulation**

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

---

**Plumbing**

Condition: *- Substantial plumbing leak at Master bathroom area. Subfloor is damaged far beyond repair and should be removed. Evidence of mold like substance on sub floor. Standing water on vapor barrier below*  
Valves/ Other: None visible



Moisture damage below Master bathroom

---

**Electrical**

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

---

**Heating/ Ventilation**

Duct Work: *- Several heating ducts are not properly secured; some have pulled loose from trunk line*  
Ventilation Ducts: *- Substantial lint near crawl access area by clothes dryer. Recommend verify integrity of dryer vent ducting and move wall exhaust jack away from access and crawl vents*  
Gas Piping: No visible defects





Heating duct lying on ground



Heat duct disconnected from trunk line



Substantial lint in crawlspace near dryer vent

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**Structural Pests**

Conductive Material: - Wood and cardboard debris should be removed from crawlspace (WDO conducive condition)

Visible Evidence: No visible evidence

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**Nuisance Pests**

Visible Evidence: No visible evidence  
- Recommend replace both crawlspace access panels that will be weather tight and seal all gaps to prevent pest entry

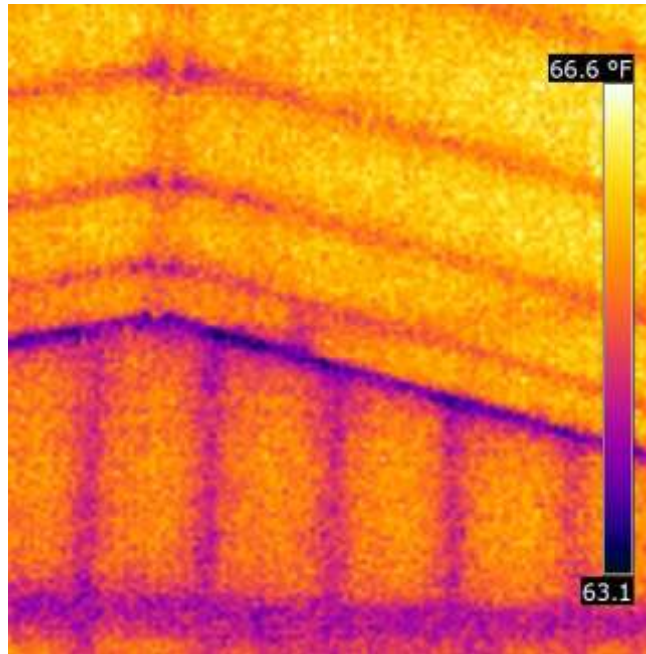
# Living Room and Dining Room

**Location:** Floor 1

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## General Room Condition

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



Living room framing (typical)

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## Electrical

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

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## Heating

Source: Floor register  
Air Flow/ Heat Gain: - *Propane fuel not available; not tested*

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## 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

# 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  
- Several backsplash tiles are loose

---

## Appliances

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

---

## Plumbing

Functional flow: Appears adequate  
Hot/ Cold: - *Propane fuel not available; not tested*  
Drainage: Appears adequate  
Visible leaks: - *Leak at faucet and domestic water supply valve for sink*  
Disposal: - None  
Caulking: Satisfactory  
Fixtures: No visible defects

---

## Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested, GFCI protected  
- *GFCI to left of range is difficult to reset*

---

## Heating

Source: Floor register  
Air Flow/ Heat Gain: - *Propane fuel not available; not tested*

---

## Windows

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

---

## Doors/Millwork

Millwork condition: Satisfactory

# Master Bedroom Suite

**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: - Substantial moisture damage to bathroom flooring  
- See comment in Crawlspace section  
Cabinets: Satisfactory  
Countertops: Satisfactory  
Mirrors: Satisfactory

---

## Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested. Bathroom outlets are GFCI protected  
- Exposed electrical wire for light fixture in closet should have fixture installed or terminate wire in junction box  
Smoke detector: Tested

---

## Heating

Source: Floor register  
Air Flow/ Heat Gain: - Propane fuel not available; not tested  
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  
- Doorstop not installed  
Door condition: Satisfactory  
Millwork condition: Satisfactory  
Bath Hardware: Satisfactory

---

## Plumbing

Functional flow: Appears adequate  
Hot/ Cold: - Propane fuel not available; not tested  
Drainage: Appears adequate  
Visible leaks: None visible  
Caulking: Satisfactory  
Toilet Secure: Satisfactory  
Tub/Shower surround: Satisfactory  
Fixtures: No visible defects - Toilet runs continuously

## Bedrooms 2 and 3

**Location:** Floor 1

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### 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: - *Smoke detector inoperative*

---

### Heating

Source: Floor register  
Air Flow/ Heat Gain: - *Propane fuel not available; not tested*

---

### Windows

Glazing: No visible defects  
Tempered: Not 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

# Main Bathroom

**Location:** Floor 1

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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

---

## Electrical

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

---

## Heating

Source: Floor register  
Air Flow/ Heat Gain: - *Propane fuel not available; not tested*  
Mechanical ventilation: Tested

---

## Doors/Millwork

Operation/latching: Tested  
- *Doorstop not installed*  
Door condition: Satisfactory  
Millwork condition: Satisfactory  
Bath Hardware: Satisfactory

---

## Plumbing

Functional flow: Appears adequate  
Hot/ Cold: - *Propane fuel not available; not tested*  
Drainage: Appears adequate  
Visible leaks: None visible  
Caulking: Satisfactory  
Toilet Secure: Satisfactory  
Tub/Shower surround: Satisfactory  
Fixtures: No visible defects

# Family 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

---

## Electrical

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

---

## Heating

Source: Floor register  
Air Flow/ Heat Gain: - *Propane fuel not available; not 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

## Hallways and Utility Room

**Location:** Floors 1

---

### General Room Condition

Visibility: Space is vacant  
Structural Movement: No visible evidence  
Moisture Infiltration: No visible evidence  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory  
*- Utility room is considered "exterior space-unconditioned space". Adequate heat is likely provided by residual heat of furnace and water heater*

---

### Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested  
Smoke Detector: *- Smoke detector inoperative*

---

### Doors/Millwork

Operation/latching: Tested  
*- Coat closet hinges are loose*  
Door condition: Satisfactory  
Millwork condition: Satisfactory



## Attic

**Location:** Over main body of house

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### General

Visibility: Space is vacant  
Access location: Hallway  
How viewed: Traversed entire attic space, except above vaulted ceilings



Vaulted ceiling above Living room and Kitchen

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### Moisture

Roof Ventilation: Appears adequate  
Moisture Intrusion: No visible evidence  
Bath/Kitchen fans : All vent to outside

---

### Structural

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

---

### Insulation

Type: Blown in  
Condition: Satisfactory

---

### Flues/Vent Stacks

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

---

### Electrical

Wiring/ junction boxes: 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

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## Apartment: Building Exterior

---

### General Condition

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



Garage/ Apartment

---

### Siding

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

---

### Roof

Estimated Pitch: 4:12  
Material: Composition  
Layers: 1+  
How Inspected: From roof of main house and eave  
Condition: - Shingles are missing at apartment roof. Possible moss on apartment roof that is not visible from house. Recommend full inspection of this roof when repairs are made  
- *See comment in Attic section*  
Ventilation: Eave and ridge vent  
Plumbing Vents: Satisfactory  
Flashing: Satisfactory



Shingles missing at roof

---

**Gutters/ Downspouts**

Type: Continuous metal  
Condition: Satisfactory

---

**Electrical**

Outlets: - Not tested  
Switches/Lights: Tested

---

**Decks**

Structure: Pressure treated joists  
Decking: Cedar  
Condition: - Deck stair treads are deteriorated and barricades are not secure at apartment  
Connection to Structure: Lag bolts  
Trip Hazard: None  
Handrails: - Graspable handrail not installed at apartment stairs  
Barricades: As required. *See comment above*



Broken stair tread (typical)



No graspable handrail

## Apartment: Garage

**Type:** Attached

---

### General Room Condition

Visibility: Space is vacant  
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

---

### Garage Door

Type: Metal roll-up  
Springs & Fasteners: No visible defects  
Auto Reverse: - Recommend adjust auto reverse to lighter impact setting  
Photocell reverse: Tested  
Remote openers: Not present

---

### Electrical

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

---

### Windows

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

---

### Doors

Operation/latching: Tested  
Door condition: Satisfactory

## Apartment: Living Room

**Location:** Floor 2

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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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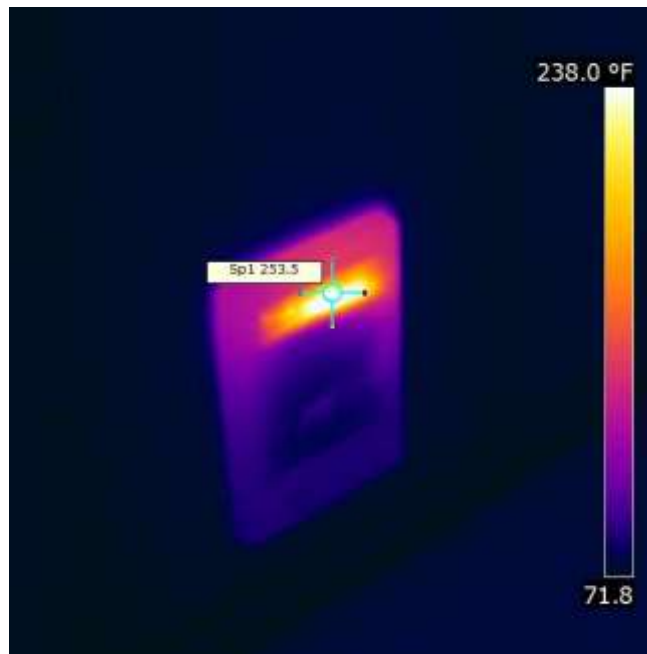
### Electrical

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

---

### Heating

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



Maintain proper clearances to wall heaters

---

### 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

## Apartment: Kitchen

**Location:** Floor 1

---

### General Room Condition

Visibility: Rooms 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  
*- Ventilation system is very loud. May indicate imminent motor failure*  
Refrigerator: n/a

---

### Plumbing

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

---

### Electrical

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

---

### Heating

Source: Toe kick electric heater  
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

## Apartment: Bedroom

**Location:** Floor 2

---

### General Room Condition

Visibility: Rooms are vacant  
Structural Movement: No visible evidence  
Moisture Infiltration: - *Evidence of prior moisture intrusion at ceiling. See attic section*  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory

---

### Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested  
Smoke Detector: - *Smoke detectors inoperative*

---

### Heating

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

---

### Windows

Glazing: No visible defects  
Tempered: Not 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

## Apartment: Bathroom

**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, GFCI protected

---

### Heating

Source: Heat lamp  
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



Apartment: Attic

**Location:** Over main body of house

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**General**

Visibility: Space is vacant  
Access location: Hallway  
How viewed: From access

---

**Moisture**

Roof Ventilation: Appears adequate  
Moisture Intrusion: - Evidence of moisture intrusion at roof vent near attic access. Wood rot at sheathing. Recommend verification of proper flashing at roof jack by a licensed roofing contractor  
Bath/Kitchen fans : All vent to outside



Wood rot at sheathing below roof jack

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**Structural**

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

---

**Insulation**

Type: Blown in  
Condition: Satisfactory

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**Flues/Vent Stacks**

Plumbing Stacks: All vented to exterior

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**Electrical**

Wiring/ junction boxes: No visible defects

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**Structural Pests**

Conductive Material: No visible evidence, *except as noted above*  
Visible Evidence: No visible evidence

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**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

