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WSDA Control # 1154AQ-029

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Client:  
Address:

Property Description: Split level house  
Property age/ size: Built 1961, 2,100 s.f. per listing  
Occupancy Status: Occupied

Inspection Date: 07/13/2011  
Inspection Time: 3:30 P.M. – 6:30 P.M.  
Weather Conditions: Scattered Clouds, 65 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 and/or cosmetic.*
- *Items in this font are considered an extreme safety concern or substantial.*

### Electrical System

### Plumbing System

- *Sanitary sewer appears to be septic. Listing indicated public sewer. There is no evidence that would indicate this home has been connected to the public sewer system as represented*

### Water Heater

### Heating System

- *Furnace is far beyond its anticipated useful life expectancy (likely original equipment; 50 years +-). Irregular burner patten when blower fan is activated indicates a likely cracked heat exchanger which could result in carbon monoxide poisoning. Extensive rusting a gas pipes, flue, and furnace indicate inadequate drafting of furnace*

### Site

- *Vegetation in contact with house at several locations (WDO Conducive condition)*

### Building Exterior

- *Roofing is in very poor condition. All shingles are substantially worn (no granules remaining). Many shingles are damaged or missing. Evidence of leakage into the ridge beam in attic. Recommend removal and replacement of shingles. Plywood sheathing should be replaced as needed. There is a visible sag in the sheathing above the Living room*
- *Recommend repair of worn and missing mortar at chimney*
- *Flashing above garage at chimney is improperly installed. A gap exists which will trap moisture and debris*
- *Gutters are filled with debris. Evidence of gutter leaks in various locations*
- *Electrical supply to garage should be installed in conduit*
- *Staircase for deck does not have a graspable handrail. Trip hazard at cut stair tread by hose bib. Landing at base should be 3' in front of last step*

### Garage

- *There are several open electrical junction boxes in the garage. Recommend proper cover plates*

### Living Room

- *Open ground at electrical outlet*
- *Unable to open East section of window*

### Kitchen and Dining Room

- *Outlets adjacent to sink are not GFCI protected as recommended. Outlet above range is a safety hazard due to potential contact of electrical cord with burners*

### Floor 1 Bedrooms

### Main Bathroom

- *Electrical outlet is not grounded and not GFCI protected as recommended*
- *Tub drainage is slow. May be related to discharge at Utility room floor drain*

## Hallways

- Open ground at electrical outlet at floor 1 hallway
- Smoke detectors inoperative. Recommend replacement with smoke-carbon monoxide combination detectors
- Graspable handrails not installed at stairwell

## Basement Bedrooms

- Unable to open N.W. bedroom window (result is no emergency egress)

## Basement Bathroom

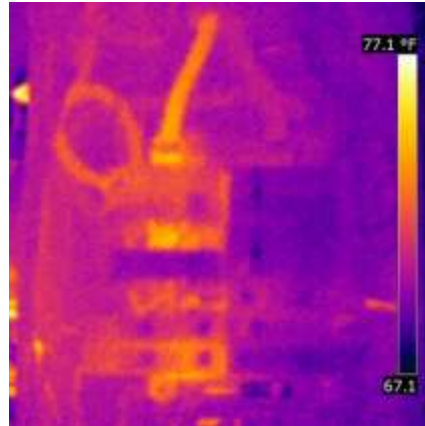
## Utility Room

- Open electrical wire in ceiling of closet should be properly terminated in a junction box
- *Floor drain is overflowing when plumbing fixtures are operated for several minutes at floor 2. Waste water overflow has damaged the cabinet, baseboards, and drywall in the Utility room (all areas of the room). This drainage issue is likely a clogged waste line in the basement floor or at the exterior discharge system to the septic, or a failed septic system. Plumbing system is not functional in this condition.*

## Family Room

## Attic

## Electrical System



No evidence of overheating

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### Service

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

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### Panel

Location: Basement bedroom  
Manufacturer: Square D  
Type: Split bus bar  
Panel Rating: 125 AMP  
Main Disconnect: n/a  
Serv. wire Size/ Rating: 125 AMP  
Sub-panel: No  
Grounding: Copper to exterior ground rod, limited visibility  
Panel Clearance: 30" wide, 3' in front as required

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### Breakers/ Wiring

Type: - *Copper romex (there is a single aluminum wire visible)*  
Breakers: No visible defects  
- *Comment: Most light switches in the house are installed upside down*

# 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: Not located

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## Sanitary Sewer

Discharge: *- Sanitary sewer appears to be septic. Listing indicated public sewer. There is no evidence that would indicate this home has been connected to the public sewer system as represented*  
House Piping: ABS, and copper where visible  
Pipe Condition: Satisfactory where visible



Prior repair to plumbing pipes in Utility room area

## Water Heater



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### Water Heater

Location: Utility room closet  
Make/ Model: AO Smith s/n B07A021951 (power vent)  
Fuel Type: Natural gas  
Capacity: 50 gallon

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### Useful Life

Est. Useful Life new: 12 years  
Est. age of heater: 4 years +/-

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### Safety

TMP valve: As per required  
Earthquake Straps: Installed  
Flame Rollout: No visible evidence

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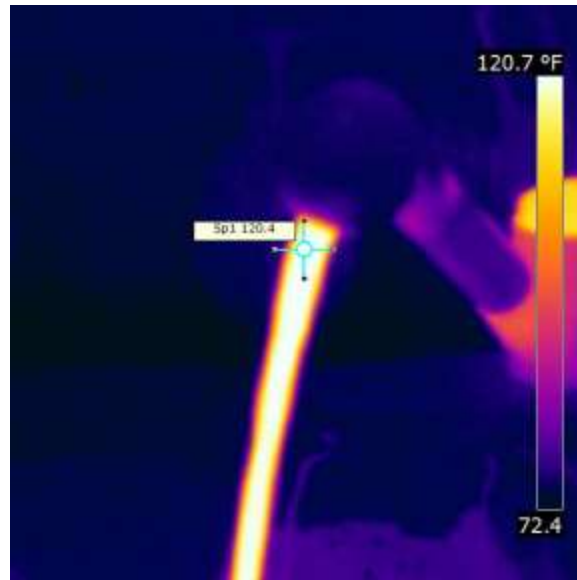
### Flue

Secure: Inspected  
Clearances: As required where visible  
Draft Hood: - n/a , power vent

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### Water Temperature

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



Water temperature @ kitchen



## Heating System



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### Furnace

Location: Basement bathroom  
Make/ Model: Montag s/n 25051  
Fuel Type: Natural gas  
BTUH: 100,000  
Efficiency Rating: Low-efficiency

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### Useful Life

Est. Useful Life new: 25 years  
Est. age of furnace: - Date tag not visible at furnace. Earliest date information is 1990 which would put the age of the furnace at least 21 years. Furnace is likely the original equipment installed during construction  
*- Furnace is far beyond its anticipated useful life expectancy (likely original equipment; 50 years +/-) . Irregular burner patten when blower fan is activated indicates a likely cracked heat exchanger which could result in carbon monoxide poisoning. Extensive rusting a gas pipes, flue, and furnace indicate inadequate drafting of furnace*

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### Heat Exchanger

Visible Inspection: No visible defects, limited visibility  
Gas detection test: No gas leak detected  
Burner test: *- Irregular burner pattern when blower motor is activated*

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### Operation

Thermostat: Programmable @ floor 1 hall  
Disconnect: - None  
Combustion Air: *- Combustion air and draft is drawn from the Living space of the house. Staining on walls indicates inadequate combustion and draft hood air. When furnace is replaced, recommend provide exterior combustion air for furnace. See comment above*

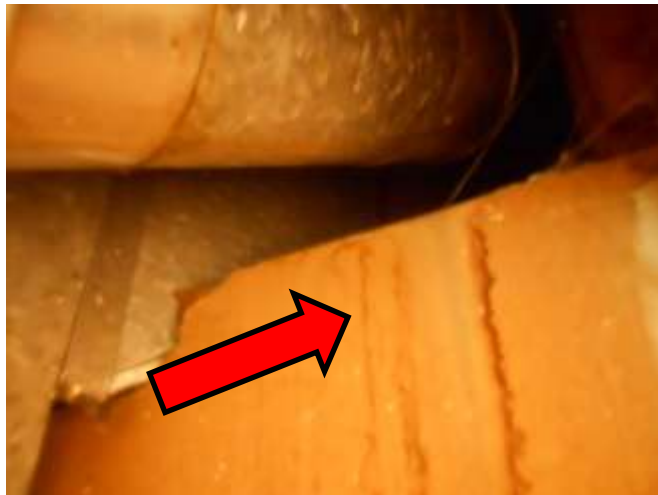


Extensive rust at gas pipes

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**Flue**

Secure: Inspected  
clearances: Per requirements where visible

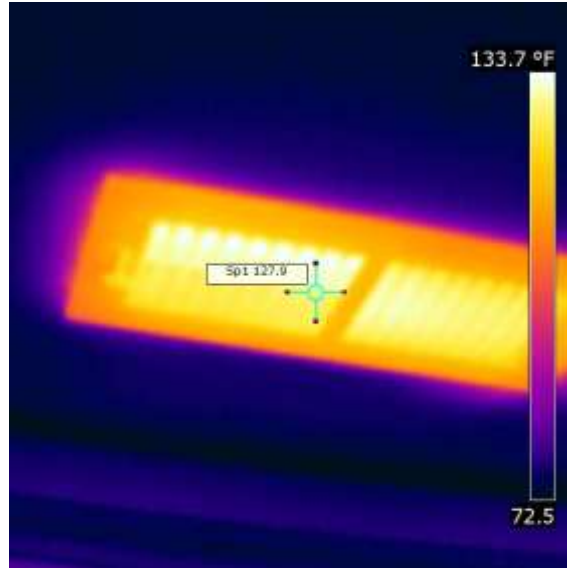


Moisture stains below flue indicate inadequate air for draft hood (condensation in flue)

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## Heat Gain

Rating: 70-105 deg F  
@ return air: 70 deg F  
@ nearest register: 133 deg F  
Heat Gain: - 63 deg F. *Heat gain is below the specifications of furnace*



Temperature measured at heat register

# 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 house at several locations (WDO Conducive condition)  
Roof drain discharge: Surface discharge



Vegetation should not be in contact with the house  
(including the roof)

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## Driveway

Type: Asphalt  
Condition: Satisfactory  
Trip Hazard: None



Unknown purpose of repair to driveway near garage

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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: Cedar  
Condition: Satisfactory  
Window/Door Flashing: - *Head flashing is not installed above window trim. These areas must be maintained in order to prevent wood rot and/or leakage behind the trim*  
Caulking: Satisfactory



Flashing not installed at window trim

---

### Roof

Estimated Pitch: 5:12  
Material: Composition  
Layers: 1+  
How Inspected: - Traversed roof  
Condition: - *Roofing is in very poor condition. All shingles are substantially worn (no granules remaining). Many shingles are damaged or missing. Evidence of leakage into the ridge beam in attic. Recommend removal and replacement of shingles. Plywood sheathing should be replaced as needed. There is a visible sag in the sheathing above the Living room*  
Ventilation: Eave and roof vent  
Plumbing Vents: Satisfactory  
Flues: - Recommend repair of worn and missing mortar at chimney  
Flashing: - Flashing above garage at chimney is improperly installed. A gap exists which will trap moisture and debris



Worn shingle (typical)



Worn shingle (typical)



Worn shingle (typical)



Moisture at attic ridge beam



Gap at chimney flashing



Missing shingle (typical)



Cracked chimney brick



Missing mortar at chimney

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### Gutters/ Downspouts

Type: Continuous metal  
Condition: - Gutters are filled with debris. Evidence of gutter leaks in various locations



Debris in gutter



Evidence of gutter leak

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### Electrical

Outlets: *Tested, not GFCI protected as recommended*  
Switches/Lights: Tested  
- Electrical supply to garage should be installed in conduit





Power supply to garage should be in conduit

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### Plumbing

Hose Bibs: Tested  
Gas Piping: Inspected

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### Decks

Structure: Pressure treated joists  
Decking: Cedar  
Condition: Satisfactory  
Connection to Structure: Lag bolts  
Trip Hazard: - *See comment below*  
Handrails: - Staircase for deck does not have a graspable handrail. Trip hazard at cut stair tread by hose bib. Landing at base should be 3' in front of last step  
Barricades: As required



Landing should be 3' in front of last tread



Trip hazard at hose bib



Graspable handrail not installed

# 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

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## Garage Door

Type: Wood roll-up  
- *Garage door not tested as opener button not located. Likely controlled only by exterior keypad*  
Springs & Fasteners: No visible defects  
Auto Reverse: - *Not tested*  
Photocell reverse: - *Visible, not tested*  
Remote openers: Not present

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## Electrical

Switches/Lights: Tested  
Outlets: All visible tested  
- *There are several open electrical junction boxes in the garage. Recommend proper cover plates*

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## Windows

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

# Living 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: - Open ground at electrical outlet

---

## Heating

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory

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## Windows

Glazing: No visible defects  
Tempered: Not required  
Operation: - Unable to open East section of window  
Screen: - None

---

## Doors/Millwork

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

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## Fireplace

Type: Masonry Wood-burning  
Tested: - No access for inspection (TV in front of fireplace)

# Kitchen and Dining Room

**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: - *Cabinet door to left of range is loose. Drawers to right of range should have cabinet pulls installed*  
Countertops: Satisfactory

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## Appliances

Dishwasher: Tested full cycle  
Range: - *Hot surface indicator at cooktop will not turn off*  
Cooktop: Tested  
Ventilation: Tested  
Refrigerator: Tested

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## Plumbing

Functional flow: Appears adequate  
Hot/ Cold: Tested  
Drainage: Appears adequate  
Visible leaks: None visible  
- *Waste line beneath sink is loose; tighten*  
Disposal: - *Operation very loud. It is likely there is debris in disposal*  
Caulking: Satisfactory  
Fixtures: No visible defects

---

## Electrical

Switches/Lights: All visible tested  
Outlets: - *Outlets adjacent to sink are not GFCI protected as recommended. Outlet above range is a safety hazard due to potential contact of electrical cord with burners*



Electrical outlet above range is a safety hazard

---

**Heating**

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory

---

**Windows**

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

---

**Doors/Millwork**

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

## Floor 1 Bedrooms

**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

---

### Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested  
Smoke Detector: - *Smoke detectors not operable*

---

### Heating

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory



Heat registers are open to rooms below  
(joint heat runs)  
Sound and light will travel from room to room

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### 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  
- *Doorstops missing; hole in wall of South bedroom*  
- *By pass closet doors are off tracks*  
Door condition: Satisfactory  
Millwork condition: Satisfactory

# Main Bathroom

**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  
- *Entry fixture inoperable; presumed burnt out bulbs*  
Outlets: - *Electrical outlet is not grounded and not GFCI protected as recommended*

---

## Heating

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory  
Mechanical ventilation: - *Fan is very loud. Loud fan may indicate failing bearings*

---

## Windows

Glazing: No visible defects  
Tempered: Not required  
Operation: 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  
- *Tub drainage is slow. May be related to discharge at Utility room floor drain*  
Visible leaks: None visible  
Caulking: - *Recommend re-caulk tub and toilet areas*  
Toilet Secure: Satisfactory  
Tub/Shower surround: Satisfactory  
Fixtures: - *Substantial chips at bathtub. Recommend repair*



# Hallways

**Location:** Floors 1 and Basement

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## General Room Condition

Visibility: Space is occupied  
- *No access to closet area beneath entryway due to personal belongings*

Structural Movement: No visible evidence

Moisture Infiltration: No visible evidence

Walls: Satisfactory

Ceiling: Satisfactory

Flooring: Satisfactory

---

## Electrical

Switches/Lights: All visible tested

Outlets: - *Open ground at electrical outlet at floor 1 hallway*

Smoke Detector: - *Smoke detectors inoperative. Recommend replacement with smoke-carbon monoxide combination detectors*

---

## Windows

Glazing: No visible defects

Tempered: Not required

Operation: Fixed

---

## Doors/Millwork

Operation/latching: - *Gaps at front door. It appears that the hinge for the active door is bent causing the door to sag*

Door condition: Satisfactory

Millwork condition: Satisfactory

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## Stairwell

Handrails: - *Graspable handrails not installed at stairwell*

Barricades: As required

Trip Hazard: None

## Basement Bedrooms

**Location:** Basement

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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

---

### Electrical

Switches/Lights: All visible tested  
- *Light inoperable in S.E bedroom; presumed burnt out bulb*  
Outlets: All visible tested  
Smoke Detector: - *None*

---

### Heating

Source: Ceiling registers  
Air Flow/ Heat Gain: Satisfactory

---

### Windows

Glazing: No visible defects  
Tempered: Not required  
Operation: - *Unable to open N.W. bedroom window (result is no emergency egress)*  
Egress: - *Would not meet current egress standards due to window sill height above floor*  
Screen: No visible defects

---

### Doors/Millwork

Operation/latching: Tested  
- *Doorstops missing*  
Door condition: Satisfactory  
Millwork condition: Satisfactory

# Basement Bathroom

**Location:** Basement

---

## 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: - *Outlet is not GFCI protected as recommended*

---

## Heating

Source: Ceiling register  
Air Flow/ Heat Gain: Satisfactory  
Mechanical ventilation: - *None*

---

## Windows

Glazing: No visible defects  
Tempered: As required  
Operation: Tested  
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: - *Recommend re-caulk tub*  
Toilet Secure: Satisfactory  
Tub/Shower surround: Satisfactory  
Fixtures: - *Substantial chips at bathtub. Recommend repair*  
- *Minor leak at left sink valve (leaks into sink)*

# Utility Room

**Location:** Basement

---

## General Room Condition

Visibility: Room is occupied  
Structural Movement: No visible evidence  
Moisture Infiltration: No visible evidence  
Walls: - *See comment below*  
Ceiling: Satisfactory  
Flooring: Satisfactory  
Cabinets: - *See comment above*  
Countertops: Satisfactory

---

## Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested  
- Open electrical wire in ceiling of closet should be properly terminated in a junction box

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## Heating

Mechanical ventilation: - *None*

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## Doors/Millwork

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

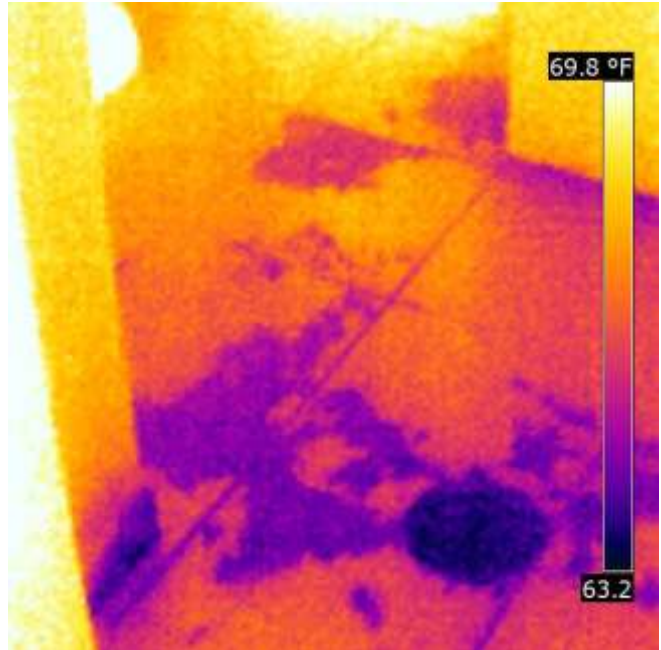
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## Plumbing

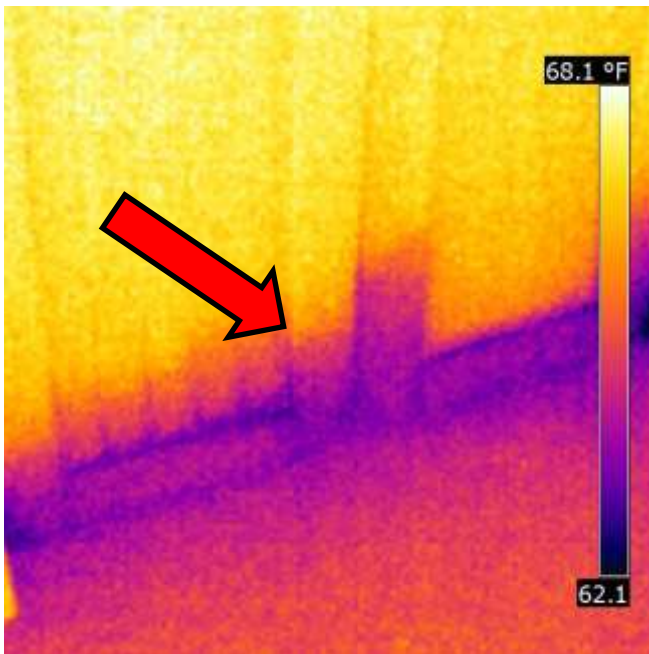
Functional flow: Appears adequate  
Hot/ Cold: Tested  
Drainage: - ***Floor drain is overflowing when plumbing fixtures are operated for several minutes at floor 2. Waste water overflow has damaged the cabinet, baseboards, and drywall in the Utility room (all areas of the room). This drainage issue is likely a clogged waste line in the basement floor or at the exterior discharge system to the septic, or a failed septic system. Plumbing system is not functional in this condition.***  
Visible leaks: - *See comment above*  
Caulking: Satisfactory  
Fixtures: No visible defects



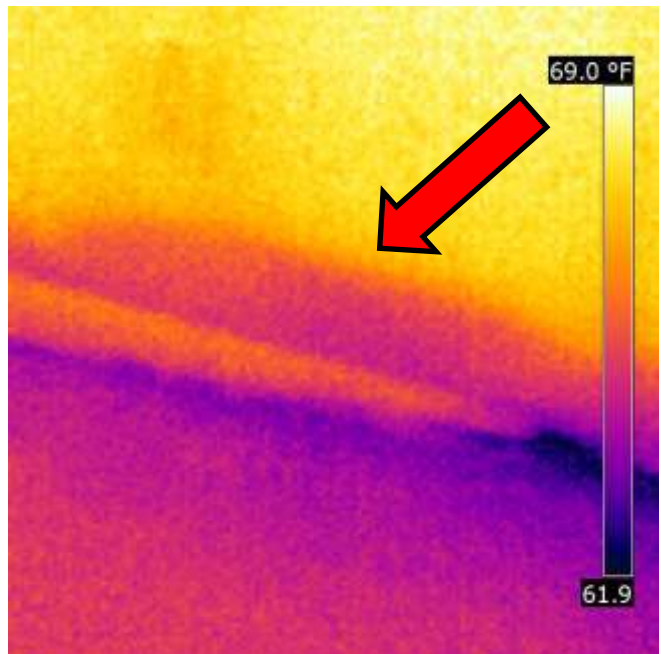
Waste water flowing out of floor drain



Waste water flowing out of floor drain



Moisture wicking up into cabinet



Moisture at wall adjacent to Family room

# Family Room

**Location:** Basement

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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: Ceiling register  
Air Flow/ Heat Gain: Satisfactory

---

## Windows

Glazing: No visible defects  
Tempered: Not required  
Operation: Tested  
Screen: - *Not identified in field notes*

---

## Doors/Millwork

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

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## Fireplace

Type: Masonry wood-burning  
Tested: - *No access for inspection (TV in front of fireplace)*  
- *Non-combustible surface must be in front of fireplace (18"). It appears that there is a tile floor beneath the carpeting*

## 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



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### Moisture

Roof Ventilation: Appears adequate  
Moisture Intrusion: - *Moisture stains at ridge beam. See Building exterior section*  
Bath/Kitchen fans : All vent to outside where visible

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### Structural

Structure Type: Rafters  
Sheathing: 1 x 4 and plywood  
Structural Movement: No visible evidence

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### Insulation

Type: Blown in  
Condition: Satisfactory

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### Flues/Vent Stacks

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

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### Electrical

Outlets: None visible  
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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# 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

