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WSDA Control # 1196AQ-023

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Client:  
Address:

Property Description: (2) story single family home  
Property age/ size: 5,620 s.f., built 1990 per listing  
Occupancy Status: Occupied

Inspection Date: 08/26/2011  
Inspection Time: 9:00 A.M. – 1:30 P.M.  
Weather Conditions: Clear, 75 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

- Question to Seller: What is the purpose of the red valve in the ceiling near the garage furnace

### Heating System

- Attic furnace should have 3' solid working area in front of furnace
- Both furnaces were last serviced on 10/25/10. Recommend service of furnace every (2) years. Both furnaces are overdue for servicing

### Water Heater

- Separate TMP line should be installed for each tank

### Site

- Settlement at rear patio. Minor trip hazard. This hazard may be corrected by slab-jacking. The crack would still be visible

### Building Exterior

- *Eifs type stucco (Exterior Insulation Finishing System) is a known defect and may result in interior wood rot of the wall. Recommend further evaluation by an Eifs inspector. Inspection will likely require removal of drywall in certain areas*
- Active bee infestation at eave above Living room
- Recommend further evaluation of flashing detail at left side of Living room. Flashing does not appear to be completed in a workmanlike manner. Fascia should be cut to prevent damming of debris in valley. Evidence of prior leakage at this area in the Living room

### Crawlspace

- Evidence of moisture (and standing water) below Living room. This is at the same area as where moisture stains are visible at the ceiling above. Recommend identify source of moisture (could be from wall or a improperly directed irrigation head outside)
- Evidence of wood rot and potential moisture ant damage near rear patio door area. Likely cause is moisture entering this area from vertical groves in siding

### Garage

- Question to Seller: what is the capped pipe neat the electrical service panel area ?
- Hole in garage ceiling is a breach in the 1 hour fire separation between house and garage. Question to Seller: Why was this hole cut in the garage ceiling ?
- Auto reverse sensitivity needs adjustment at rear garage door

### Living Room and Dining Room

- All fireplaces show evidence of rusting at damper. Recommend rain caps on chimneys

### Master Bedroom Suite

### Powder Room

### Family Room and Den

## **Kitchen and Nook**

### **Utility Room**

- Countertop outlet is not GFCI protected

### **Hallways**

- Smoke detector at floor 2 appears inoperative. Recommend install smoke detectors throughout house as would be required by current code. Installation complies with code as of the date of construction

### **Jack and Jill Bedroom Suite**

#### **Main Bedroom Suite**

- Casement window mechanism detached

#### **Game Room**

- Recommend install proper insulation or exterior grade door at attic access closet

### **Attic**

- Bathroom fan vent connection is loose above main bedroom suite. Evidence of excess moisture (mold like substance on rafter) at this area
- The open end plumbing stack (located near the attic furnace) should be sealed as sewer gas may escape since there would be no water in the P trap. Question to Seller: Why is this vent extension open ? Was it related to the apparent abandoned air conditioning system ?
- Attic furnace flue is not properly supported

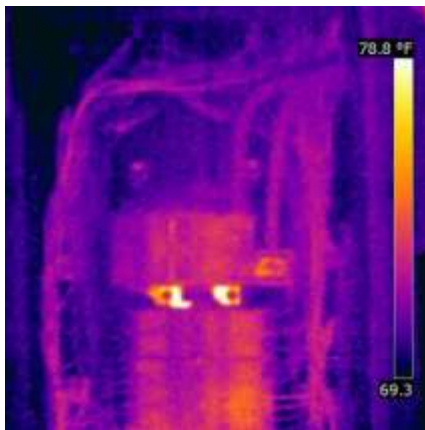
## Electrical System



Main Panel



Sub Panel



No evidence of overheating



No evidence of overheating

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### Service

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

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### Panel

Location: Garage  
Manufacturer: Westinghouse  
Type: Dual bus bar  
Panel Rating: 200 AMP  
Main Disconnect: 200 AMP  
Serv. wire Size/ Rating: 200 AMP  
Sub-panel: Yes  
Grounding: Copper to exterior ground rod, limited visibility  
Panel Clearance: 30" wide, 3' in front as required



Service panel cover does not fit properly on panel

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**Breakers/ Wiring**

Type: Copper romex  
Breakers: No visible defects

# 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: @ entry closet  
Water Pressure: - *Water pressure appears erratic. Loss of functional flow when multiple fixtures are operated simultaneously*  
- **Question to Seller: What is the purpose of the red valve in the ceiling near the garage furnace**



Domestic Water Shut off



Valve at garage ceiling

---

## Sanitary Sewer

Discharge: Septic, not part of this inspection  
House Piping: ABS where visible  
Pipe Condition: Satisfactory where visible

## Heating System



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### Furnace

Location: Garage and attic

Garage Furnace: Frigidaire s/n FGA010104574  
BTUH: Garage: Input 120,000, output 96,000

Attic Furnace: Carrier estimated age 1990  
BTUH: Input 46,000  
- Attic furnace should have 3' solid working area in front of furnace

Fuel Type: Natural gas  
Efficiency Rating: Mid-efficiency

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### Useful Life

Est. Useful Life new: 25 years  
Est. age of furnace: - Unable to determine age of garage furnace. Likely installed 2001 per serial number  
- Attic furnace age is 22 years  
- Both furnaces were last serviced on 10/25/10. Recommend service of furnace every (2) years. Both furnaces are overdue for servicing



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### Heat Exchanger

Gas detection test: No gas leak detected  
Burner test: No burner irregularities detected

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### Operation

Thermostat: Programmable @ floor 1 and 2 halls  
Combustion Air: Appears adequate

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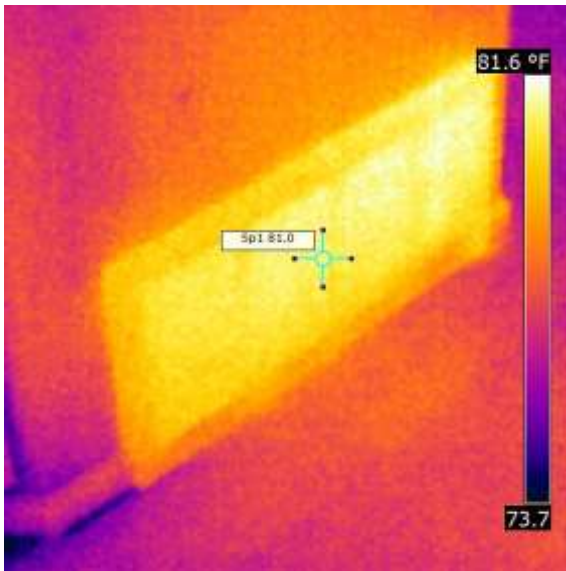
### Flue

Secure: Inspected  
clearances: Per requirements where visible  
- *Minor rusting at both flues*

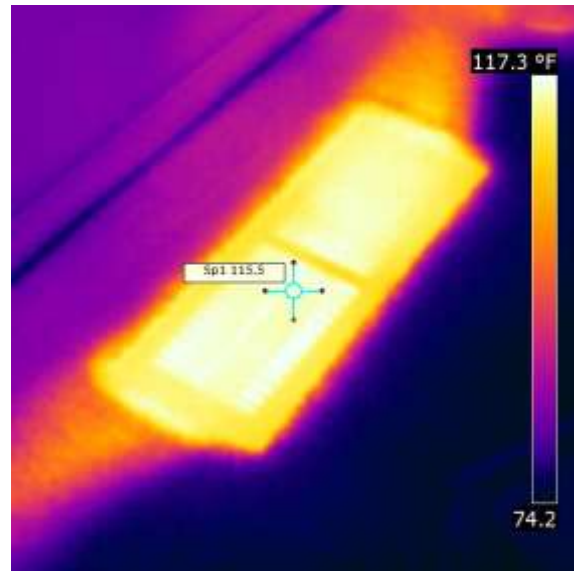
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### Heat Gain

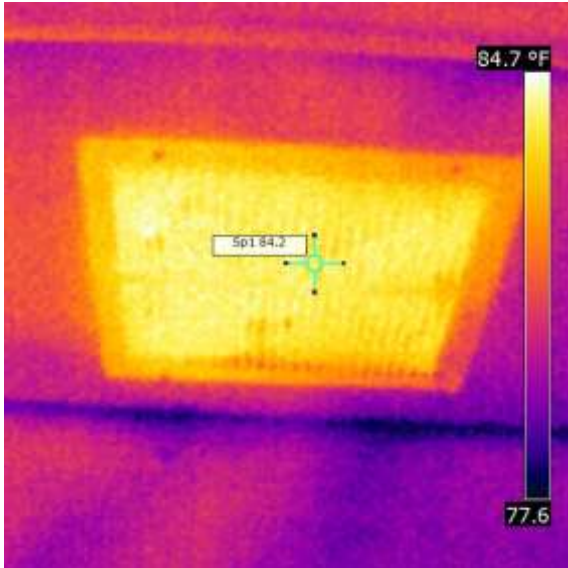
Garage Furnace: Rating: 40-70 deg F  
Heat Gain: 35 deg F  
- *Heat gain is lower than specified. See comment regarding servicing*  
Attic Furnace: Rating 15-45 deg F  
Heat Gain: 24 deg F



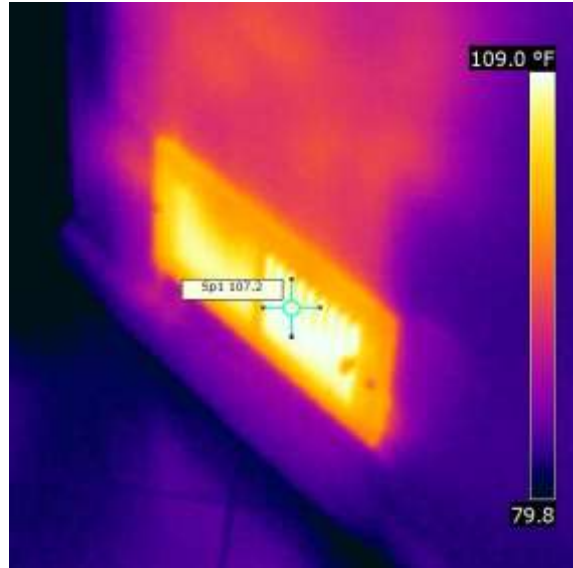
Garage Furnace  
Temperature measured at return air



Garage Furnace  
Temperature measured at heat register



Attic Furnace  
Temperature measured at return air



Attic Furnace  
Temperature measured at heat register

## Water Heater



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### Water Heater

Location: Garage  
Make/ Model: (2) State Select s/n J06J016794 (right tank)  
Fuel Type: Natural gas  
Capacity: 50 gallon each

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### Useful Life

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

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### Safety

TMP valve: As per required  
- Separate TMP line should be installed for each tank  
Earthquake Straps: Installed  
Expansion Tank: No  
Flame Rollout: No visible evidence



TMP drain lines are tied together

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**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: 103 deg F @ Kitchen faucet



# Site

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## Site

Grade at structure: Adequate grade away  
Earth to wood contact: - *Earth to wood contact in several areas (WDO Conducive condition)*  
Vegetation contact: - *Vegetation in contact with house at several locations (WDO conducive condition)*  
Roof drain discharge: Underground discharge



Earth to wood contact (typical)



Vegetation in contact with house (typical)

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## Driveway

Type: Concrete  
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: - *Settlement at rear patio. Minor trip hazard. This hazard may be corrected by slab-jacking. The crack would still be visible*  
Trip Hazard: None  
Barricades: As required



Crack with vertical displacement  
at stamped concrete patio

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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

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## General Condition

Structural Movement: No visible evidence  
Exterior doors: Satisfactory  
Windows (ext. cladding): Satisfactory  
- *Several windows should be painted as needed to prevent decay from exposure to moisture*

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## Siding

Type: Wood, masonry veneer, and Eifs type stucco  
- ***Eifs type stucco (Exterior Insulation Finishing System) is a known defect and may result in interior wood rot of the wall. Recommend further evaluation by an Eifs inspector. Inspection will likely require removal of drywall in certain areas***  
- *Gaps at siding should be filled to prevent trapped moisture. See crawlspace section*

Condition: Satisfactory except as noted above  
Window/Door Flashing: Satisfactory  
Caulking: Satisfactory  
- *Active bee infestation at eave above Living room*



Active bee infestation



Gaps at siding can lead to trapped moisture



Empty bucket of “dryvit” in crawlspace

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## Roof

Estimated Pitch: 12:12 +-  
Material: Cedar Shake  
Layers: 1+  
How Inspected: From eave at (3) locations and from street and rear yard  
Condition: Satisfactory  
Ventilation: Eave and ridge vent  
Plumbing Vents: Satisfactory  
Flues: Satisfactory  
Flashing: - Recommend further evaluation of flashing detail at left side of Living room.  
Flashing does not appear to be completed in a workmanlike manner. Fascia should be cut to prevent damming of debris in valley. Evidence of prior leakage at this area in the Living room



Valley at left side of entryway must be kept clear of debris



Blocking may be missing at game room (leads to bird nesting)





Flashing detail at valley adjacent to Living Room

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**Gutters/ Downspouts**

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

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**Electrical**

Outlets: Tested, GFCI protected  
Switches/Lights: Tested

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**Plumbing**

Hose Bibs: Anti-siphon  
Gas Piping: Inspected

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**Decks**

Structure: Pressure treated joists  
Decking: Composite  
Condition: Satisfactory  
Connection to Structure: - *Not visible due to clearance above ground*  
Trip Hazard: None  
Handrails: As required  
Barricades: As required

# Crawlspace

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## General

Visibility: Space is vacant  
Access location: Garage  
How viewed: Traversed entire crawlspace

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## Moisture

Ventilation: Appears adequate  
Vapor Barrier: As required  
Moisture Intrusion: - Evidence of moisture (and standing water) below Living room. This is at the same area as where moisture stains are visible at the ceiling above. Recommend identify source of moisture (could be from wall or a improperly directed irrigation head outside)  
Sump Pump: None visible



Puddle below Living Room



Moisture stains on vapor barrier

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## Structural

Foundation: No visible defects  
Mudsill: No visible defects  
Joists: No visible defects; limited visibility  
Post-Beams: Satisfactory  
*- A post near the crawl access appears to have been replaced. Some posts are not secured to footing below*  
Structural Movement: No visible evidence



It appears a new post was installed



Post strap not secured

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**Insulation**

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

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**Plumbing**

Condition: Satisfactory  
Valves/ Other: None visible

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**Electrical**

Outlets: None visible  
Wiring/ junction boxes: No visible defects  
- Several junction boxes do not have cover plates installed



Junction boxes should have cover-plates

---

### Heating/ Ventilation

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

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### Structural Pests

Conducive Material: - *Wood and cardboard should not be installed in crawlspace*  
Visible Evidence: - *Evidence of wood rot and potential moisture ant damage near rear patio door area. Likely cause is moisture entering this area from vertical groves in siding*



Wood and cardboard should not be stored in crawlspace



Wood rot near patio door



Wood rot near patio door  
Visible boards are siding

---

### 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  
- Question to Seller: what is the capped pipe neat the electrical service panel area ?



Pipe is capped near electrical panel area

---

## Safety

Fire separation: - Hole in garage ceiling is a breach in the 1 hour fire separation between house and garage. Question to Seller: Why was this hole cut in the garage ceiling ?  
Ignition point > above FF: In compliance



Hole cut in garage ceiling

---

**Garage Door**

Type: Wood roll-up  
Springs & Fasteners: No visible defects  
Auto Reverse: - Auto reverse sensitivity needs adjustment at rear garage door  
Photozell reverse: - *Not installed*  
Remote openers: Not present

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**Electrical**

Switches/Lights: Tested  
Outlets: All visible tested, GFCI protected  
- *Unable to locate garage GFCI reset (garage is full of belongings)*

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**Windows**

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

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**Doors**

Operation/latching: - *Unable to access exterior door due to personal belongings*  
Door condition: - *Unable to access exterior door due to personal belongings*

# Living Room and Dining Room

**Location:** Floor 1

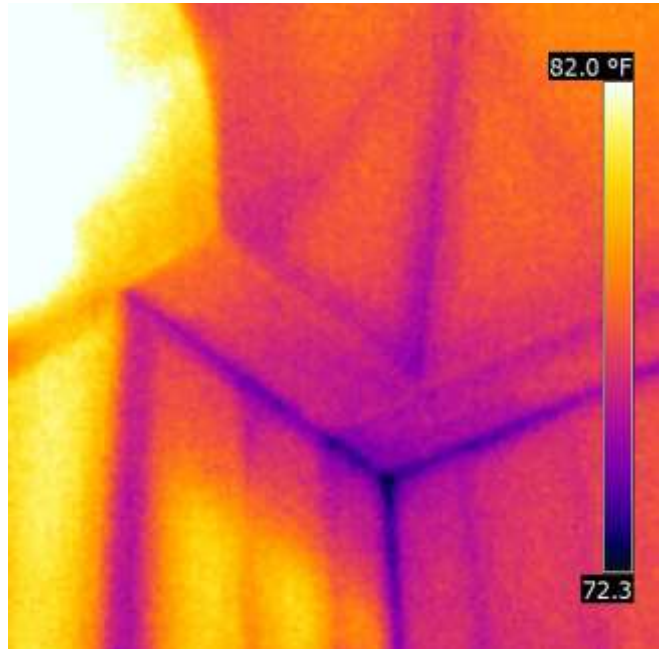
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## General Room Condition

Visibility: Rooms are occupied  
Structural Movement: No visible evidence  
Moisture Infiltration: - *Evidence of moisture intrusion at Living room. See Building exterior and crawlspace sections*  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory



Moisture stains on wall



Infrared image does not indicate current moisture intrusion

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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: Satisfactory

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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

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**Fireplace**

Type: Masonry wood-burning

Tested: Damper

- All fireplaces show evidence of rusting at damper. Recommend rain caps on chimneys



# Master Bedroom Suite

**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

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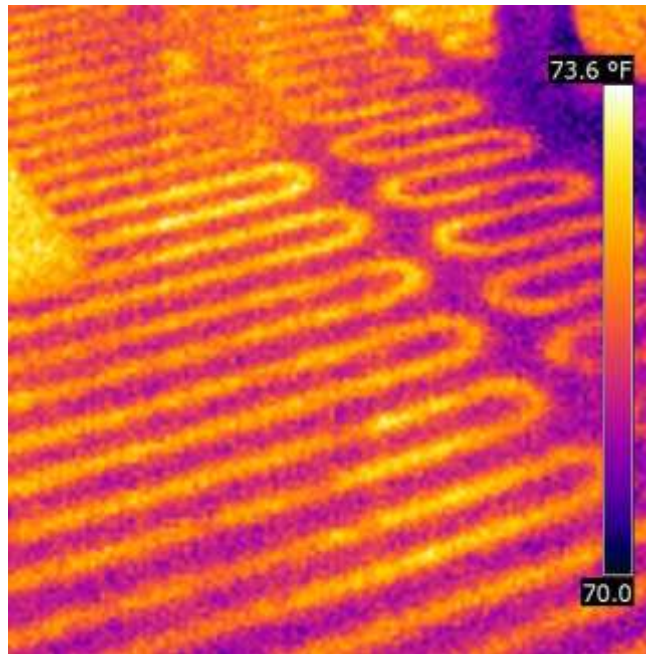
## Electrical

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

---

## Heating

Source: Floor register and radiant floor heating  
Air Flow/ Heat Gain: Satisfactory  
Mechanical ventilation: Tested



Radiant floor heating

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## 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  
Door condition: Satisfactory  
Millwork condition: Satisfactory  
Bath Hardware: Satisfactory

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**Plumbing**

Functional flow: Appears adequate *-See comment in plumbing section*  
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  
*- Evidence of prior leak at sink waste line*  
Caulking: Satisfactory  
Toilet Secure: Satisfactory  
Fixtures: No visible defects

# Family Room and Den

**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  
*- Cut in carpeting near electronics. Carpet is not secured*



Cut in carpeting

---

## Electrical

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

---

## Heating

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory

---

## Windows

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

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## Doors/Millwork

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

---

## Fireplace

Type: Masonry with gas log set  
Tested: Damper

# Kitchen and Nook

**Location:** Floor 1

---

## General Room Condition

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

---

## Appliances

Dishwasher: Tested full cycle  
Dishwasher air gap: Visible  
Oven: Tested  
Cooktop: Tested  
*- Burner position setting indicator loose for upper mid burner*  
Microwave: Not tested  
Ventilation: Tested  
*- Control pad has melted due to excess heat; still operative*  
Refrigerator: Tested



Ventilation control pad is melted  
Loose burner control indicator

---

## 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 (resets are in nook area)  
*- Electrical outlets are loose from wall*

---

**Heating**

Source: Floor register

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

# 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  
- *Minor loose edge at vinyl floor to hardwood*  
Cabinets: Satisfactory  
Countertops: Satisfactory



Loose vinyl flooring

---

## Electrical

Switches/Lights: All visible tested  
Outlets: - *Countertop outlet is not GFCI protected*

---

## Heating

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

---

## Windows

Glazing: No visible defects  
Tempered: Not required  
Operation: - *Unable to reach latching device*  
Screen: No visible defects

---

## Doors/Millwork

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

---

**Plumbing**

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

---

**Appliances**

Washer: Tested full cycle  
Dryer Connection: Electric  
Dryer: Tested. Vented to outside  
Appliance Condition: Satisfactory



# 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  
Outlets: All visible tested  
Smoke Detector: - Smoke detector at floor 2 appears inoperative. Recommend install smoke detectors throughout house as would be required by current code. Installation complies with code as of the date of construction

---

## 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

---

## Stairwell

Handrails: As required  
Barricades: As required  
Balusters: As required  
Trip Hazard: None

# Jack and Jill Bedroom Suite

**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  
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: Wall 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: No visible defects

---

## Doors/Millwork

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

---

## Plumbing

Functional flow: Appears adequate  
Hot/ Cold: Tested  
Drainage: Appears adequate  
Visible leaks: None visible  
Caulking: Satisfactory  
Toilet Secure: Satisfactory  
Tub/Shower surround: Satisfactory  
Fixtures: No visible defects

# Main Bedroom Suite

**Location:** Floor 2

---

## 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: Wall register  
Air Flow/ Heat Gain: Satisfactory  
Mechanical ventilation: Tested

---

## Windows

Glazing: No visible defects  
Tempered: As required  
Operation: Tested  
- Casement window mechanism detached  
Egress: Appears to meet current egress standards  
Screen: No visible defects

---

## Doors/Millwork

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

---

## Plumbing

Functional flow: Appears adequate  
Hot/ Cold: Tested  
Drainage: Appears adequate  
Visible leaks: None visible  
Caulking: Satisfactory  
Toilet Secure: Satisfactory  
Tub/Shower surround: Satisfactory  
Fixtures: No visible defects

## Game Room

**Location:** Floor 2 (mid-level)

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### General Room Condition

Visibility: Room is occupied  
Structural Movement: - *Minor roll in floor. Appears related to original construction*  
Moisture Infiltration: No visible evidence  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory



Depression at floor

---

### Electrical

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

---

### Heating

Source: Floor register  
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  
- *Recommend install proper insulation or exterior grade door at attic access closet*  
Millwork condition: Satisfactory

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Closet door is not weather rated

## Attic

**Location:** Over main body of house

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### General

Visibility: Space is vacant  
Access location: Floor 2 hallway and game room  
How viewed: Traversed entire attic space



Lower attic access at Master Bedroom is not insulated

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### Moisture

Roof Ventilation: Appears adequate  
Moisture Intrusion: No visible evidence  
Bath/Kitchen fans : - Bathroom fan vent connection is loose above main bedroom suite. Evidence of excess moisture (mold like substance on rafter) at this area



Air is blowing into attic from main bedroom suite fan

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**Structural**

Structure Type: Rafters  
Sheathing: 1 x 4 skip sheathing  
Structural Movement: No visible evidence

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**Insulation**

Type: Blown in and Batt  
Condition: Satisfactory

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**Flues/Vent Stacks**

Plumbing Stacks: All vented to exterior  
- The open end plumbing stack (located near the attic furnace) should be sealed as sewer gas may escape since there would be no water in the P trap. Question to Seller: Why is this vent extension open ? Was it related to the apparent abandoned air conditioning system ?

Gas Flues: - Attic furnace flue is not properly supported



Un-supported furnace flue



Open plumbing vent stack

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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  
- Evidence of prior rodent droppings. No active infestation noted

# 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

