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WSDA Control # 1336AQ-015

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Client:  
Address:

Property Description: Split level house  
Property age/ size: Built 1979, 1,790 s.f. per listing  
Occupancy Status: Occupied

Inspection Date: 12/13/2011  
Inspection Time: 9:00 A.M. – 11:00 A.M. +-  
Weather Conditions: Clear, 35 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 or an extreme safety concern.***

### Electrical System

### Plumbing System

### Water Heater

### Heating System

- Insulation and drywall should not be in contact with the furnace flue. Gaps at the flue should be sealed with metal or other non-combustible material

### Site

- Structure in contact with ground (WDO conducive condition). Recommend 4-6” separation between ground and structure

### Building Exterior

- Minor wood rot at the lower edges of the siding at the chimney and at the top sides of the fascia boards (tails)
- ***Roofing material is nearing the end of its useful life. Most shingles have lost a significant amount of the coating granules. Some shingles are exposed to the fibers***
- Evidence of leakage at the roof to wall area of the chimney. Attempts have been made to repair this leakage with tar. The flashing adjacent to the chimney does not lay flat to the roof surface. Evidence of repairs at several roof “hat” vents
- Graspable handrail not installed from deck to ground

### Garage

- GFCI protected outlet (controls all bathrooms) is not properly wired. The GFCI protects the bathrooms but does not protect this outlet (line-load reversed)
- Improper “extension cord and handyman type” wiring throughout the garage. Recommend repairs by a licensed electrician

### Living Room and Dining Room

- Failed seal at sliding glass door (fogging)
- Gas valve key operation is restricted by the adjacent millwork. The log lighter arm is substantially deteriorated (should not be used)

### Kitchen

### Master Bedroom Suite

### Bedrooms 2 and 3

### Main Bathroom

### Hallways

- Recommend operational smoke detector at each level and each bedroom. Carbon monoxide detectors are also recommended
- Handrail from entryway to floor 1 is not continuous (missing at lower ½)

Family Room

Utility - Bathroom

- Electrical outlet at sink area is not GFCI protected

Attic

- Additional attic insulation is recommended. Do not use batt insulation with a vapor barrier and do not block eave vents
- Insulation baffle should be installed around the furnace flue

## Electrical System



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### Service

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

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### Panel

Location: Garage  
Manufacturer: Murray  
Type: Split bus bar  
Panel Rating: 200 AMP  
Main Disconnect: n/a  
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

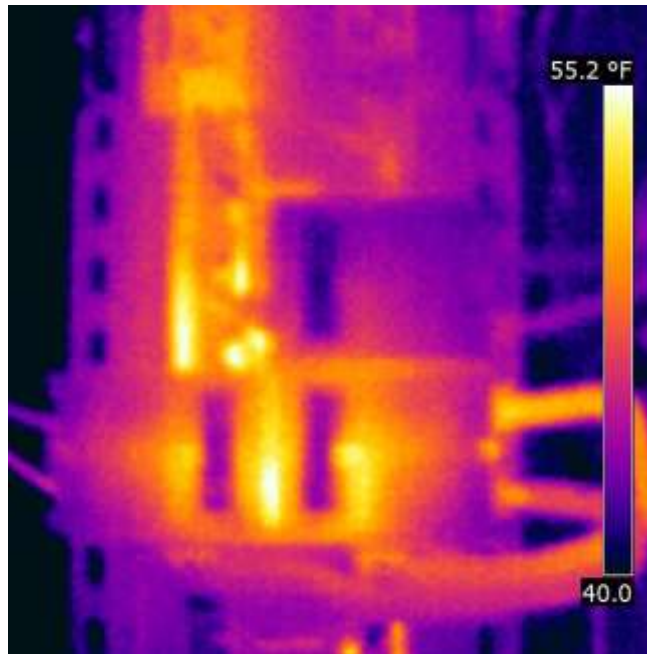


Exterior grounding

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**Breakers/ Wiring**

Type: Copper romex  
Breakers: No visible defects



No evidence of over heating

# 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: @ garage per Seller (no visibility)

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## Sanitary Sewer

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

## Water Heater



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### Water Heater

Location: Garage  
Make/ Model: - *Furnace is wrapped in a blanket. Unable to read data plate*  
Fuel Type: Natural gas  
Capacity: - *Furnace is wrapped in a blanket. Unable to read data plate*

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### Useful Life

Est. Useful Life new: 12 years  
Est. age of heater: - *Furnace is wrapped in a blanket. Unable to read data plate*  
- *Seller represented that the water heater is 10 years old*

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### Safety

TMP valve: As per required  
Earthquake Straps: Installed  
Expansion Tank: - *No*  
Flame Rollout: No visible evidence

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### Flue

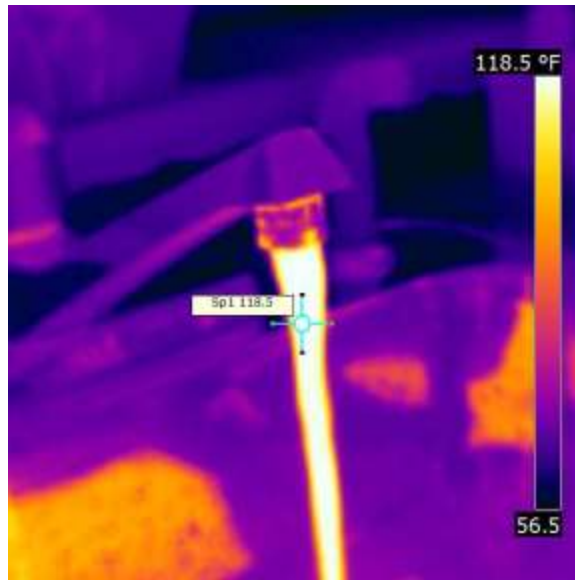
Secure: Inspected  
Clearances: As required where visible  
Draft Hood: Inspected

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### Water Temperature

Safe water temperature: 120 deg F per industry standards  
Measured temperature: 119 deg F





Water temperature at basement

# Heating System



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## Furnace

Location: Garage  
Make/ Model: Goodman installed 9/15/2011  
Fuel Type: Natural gas  
BTUH Input: 90,000  
BTUH Output: 72,000  
Efficiency Rating: Mid-efficiency

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## Useful Life

Est. Useful Life new: 25 years  
Est. age of furnace: < 1 year

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## Heat Exchanger

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

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## Operation

Thermostat: Programmable @ floor 1 hall  
Combustion Air: Appears adequate  
Filter: Located in lower furnace compartment



Furnace filter location

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### Flue/ Gas Piping

Flue Secure: Inspected  
Flue clearances: - Insulation and drywall should not be in contact with the furnace flue. Gaps at the flue should be sealed with metal or other non-combustible material

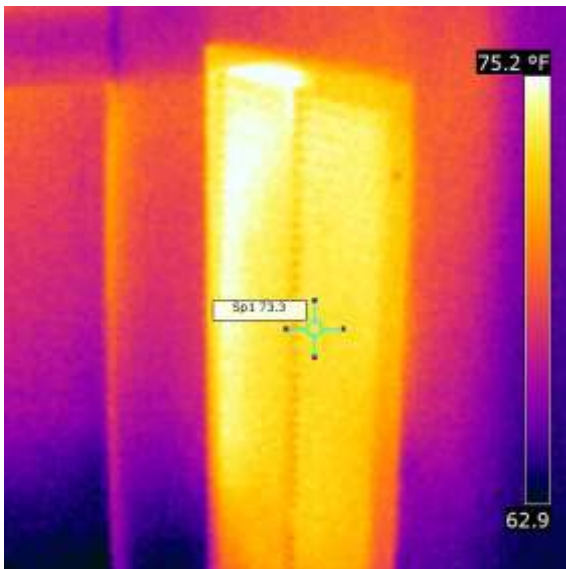


Furnace flue in contact with insulation and drywall

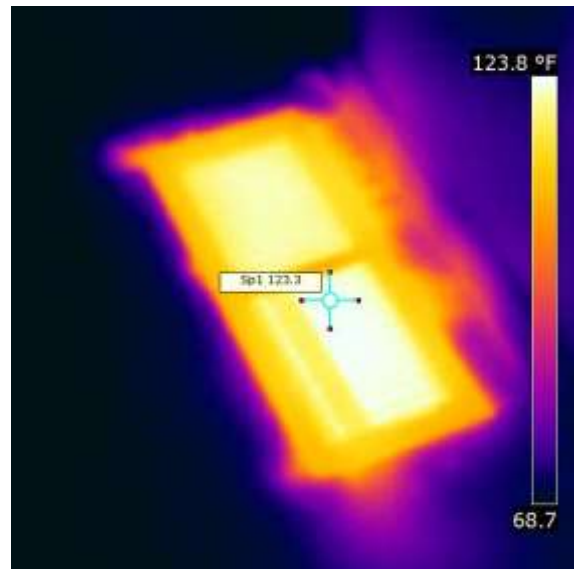
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### Heat Gain

Rating: 35-65 deg F  
@ return air: 75 deg F  
@ nearest register: 124 deg F  
Heat Gain: 49 deg F. Heat gain is within specifications of furnace



Temperature measured at return air



Temperature measured at heat register

# Site

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## Site

Grade at structure: Adequate grade away  
Earth to wood contact: - Structure in contact with ground (WDO conducive condition). Recommend 4-6” separation between ground and structure  
Vegetation contact: Negligible  
Roof drain discharge: Underground discharge



Siding in contact with the ground

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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 pavers  
Condition: Satisfactory  
Trip Hazard: None

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## Miscellaneous

Overhead Power Lines: N/A  
Retaining Walls: None that affect structure  
Underground Oil Tank: No visible evidence  
Irrigation System: 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  
- Minor wood rot at the lower edges of the siding at the chimney and at the top sides of the fascia boards (tails)  
Window/Door Flashing: Satisfactory  
Caulking: Satisfactory



Minor wood rot at chimney siding



Minor wood rot at fascia boards (tails)

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## Roof

Estimated Pitch: 4:12  
Material: Composition  
Layers: 1+  
How Inspected: Traversed the roof  
Condition: ***- Roofing material is nearing the end of its useful life. Most shingles have lost a significant amount of the coating granules. Some shingles are exposed to the fibers***  
Ventilation: Eave and roof vent  
Plumbing Vents: Satisfactory  
Flues: Satisfactory  
Flashing: ***- Evidence of leakage at the roof to wall area of the chimney. Attempts have been made to repair this leakage with tar. The flashing adjacent to the chimney does not lay flat to the roof surface. Evidence of repairs at several roof "hat" vents***



Tar has been spread at the upper corner of the chimney



Area below image to left



Flashing does not lay flat of roof



Area below image to left  
(arrow points to moisture stains)



Tar repair at Hat vent



Fibers visible at shingle (typical)

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**Gutters/ Downspouts**

Type: Continuous metal  
Condition: Satisfactory

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**Electrical**

Outlets: Tested  
Switches/Lights: Tested

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**Plumbing**

Hose Bibs: - *Covered, not tested*  
Gas Piping: Inspected

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**Decks**

Structure: Pressure treated joists  
Decking: Cedar  
Condition: Satisfactory  
Connection to Structure: Lag bolts  
Trip Hazard: None  
Handrails: - *Graspable handrail not installed from deck to ground*  
Barricades: As required

# 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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## Safety

Ignition point > above FF: In compliance  
Safety barricade to mech.: In compliance

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## Garage Door

Type: Wood roll-up  
Springs & Fasteners: No visible defects  
Auto Reverse: Tested (West door only)  
Photocell reverse: Tested (West door only)  
Remote openers: Not present

---

## Electrical

Switches/Lights: Tested  
Outlets: All visible tested  
- GFCI protected outlet (controls all bathrooms) is not properly wired. The GFCI protects the bathrooms but does not protect this outlet (line-load reversed)  
- Improper "extension cord and handyman type" wiring throughout the garage.  
Recommend repairs by a licensed electrician



Surface wires in the garage

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## Windows

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

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## Doors

Operation/latching: Tested  
Door condition: Satisfactory



# 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: No visible evidence  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory

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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: - Failed seal at sliding glass door (fogging)  
Tempered: Not required  
Operation: Tested  
Screen: No visible defects

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## Doors/Millwork

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

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## Fireplace

Type: - Wood burning with gas log lighter  
- Gas valve key operation is restricted by the adjacent millwork. The log lighter arm is substantially deteriorated (should not be used)  
Tested: Damper tested



Unable to quickly rotate gas valve key



End of log lighter is gone (rusted)

# Kitchen

**Location:** Floor 1

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## General Room Condition

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

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## 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

---

## Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested  
*- Recommend GFCI protection for Kitchen electrical outlets. Do not GFCI protect the refrigerator*

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## 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

# 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

---

## Electrical

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

---

## Heating

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

---

## Windows

Glazing: No visible defects  
Tempered: 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  
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

## Bedrooms 2 and 3

**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: - *None*

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### Heating

Source: Floor register  
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

# 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  
Outlets: All visible tested, GFCI protected

---

## Heating

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

---

## Windows

Glazing: No visible defects  
Operation: Tested  
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

# Hallways

**Location:** Floors 1 and Basement

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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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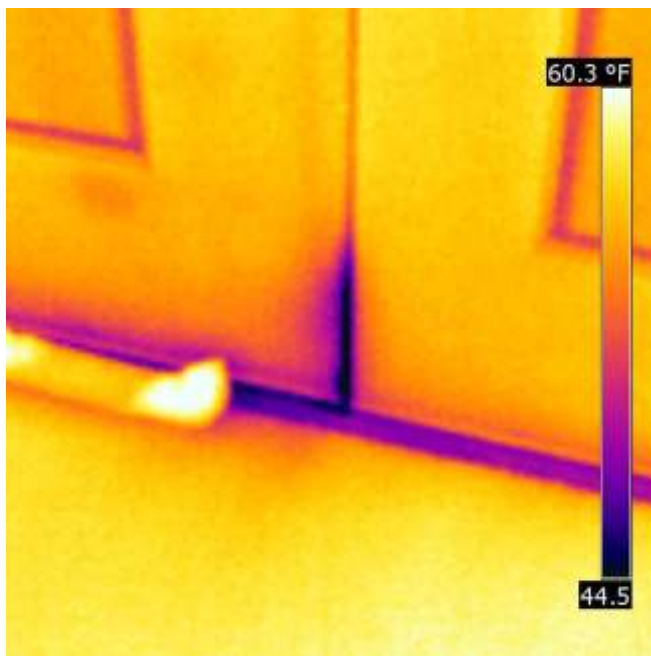
## Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested  
Smoke Detector: - Recommend operational smoke detector at each level and each bedroom. Carbon monoxide detectors are also recommended

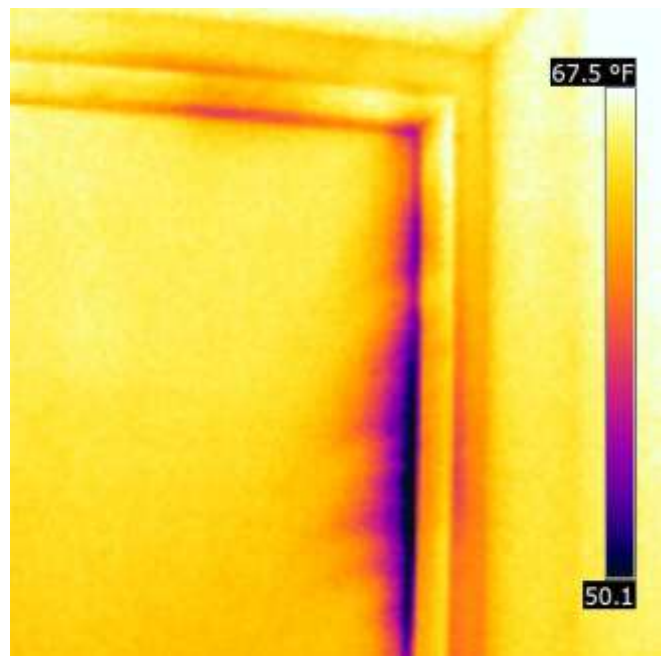
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## Doors/Millwork

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



Air leakage at front doors



Air leakage at house-garage door

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## Stairwell

Handrails: - Handrail from entryway to floor 1 is not continuous (missing at lower ½)  
Barricades: As required  
Trip Hazard: None

# 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  
Smoke Detector: - *Smoke detector is inoperative*

---

## Heating

Source: Ceiling 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

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## Fireplace

Type: Gas direct vent  
Tested: Ignition and blower tested

## Utility - 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

---

### Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested  
- Electrical outlet at sink area is not GFCI protected

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### Heating

Source: Ceiling register (buried and closed above drop ceiling)  
Air Flow/ Heat Gain: Satisfactory  
Mechanical ventilation: - *Not noted*  
Dryer: - *Vented to outside*

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### 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  
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  
Fixtures: No visible defects



## Attic

**Location:** Over main body of house

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### General

Visibility: Space is vacant  
Access location: Master Bedroom closet  
How viewed: Traversed entire attic space



### Moisture

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



Attic ventilation system

### Structural

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

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**Insulation**

Type: Blown in  
Approximate Depth: 4" +/-  
Condition: Satisfactory  
- Additional attic insulation is recommended. Do not use batt insulation with a vapor barrier and do not block eave vents

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**Flues/Vent Stacks**

Plumbing Stacks: All vented to exterior  
Gas Flues: No visible defects  
- Insulation baffle should be installed around the furnace flue



Insulation should not be in contact with the flue

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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

# 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

