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WSDA Control # 1336AQ-025



Client:
Address:

Property Description: (2) story single family home with daylight basement
Property age/ size: Built 1976, 3,060 s.f. per listing
Occupancy Status: Vacant

Inspection Date: 12/26/2011
Inspection Time: 9:00 A.M. – 12:00 P.M.
Weather Conditions: Overcast, 50 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

- Knock-out covers missing at electrical panel cover
- Main domestic water service of house should not be located above or adjacent to the electrical panel

Plumbing System

- Domestic water not active, not tested

Heating System

- Recommend servicing of furnace by a licensed furnace technician and every (2) years thereafter. There is no visible tag that this furnace has ever been serviced

Water Heater

- TMP should discharge to the exterior

Site

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

Building Exterior

- Wood rot and moisture ant damage at the S.E. corner of the basement. This damage may extend further to the adjacent areas. Invasive testing is needed to confirm the extent of the damage. No active moisture ant activity detected
- Flashing not installed at top of foundation wall be chimney. Minor detection of wood rot at this area
- Several metal tiles are bent (crushed). Recommend replacement of these tiles or sealing of the raised edges to prevent moisture intrusion. Condition of the cedar shakes below not visible
- Gas piping should be painted with rust proof paint and not lying on the ground
- Gas outlet for deck BBQ should be sealed/capped while not in use

Crawlspace

- Evidence of dryer vent gaps (lint in crawlspace)

Living Room and Dining Room

Kitchen and Nook

- Garbage disposal inoperative

Family Room

Utility Room

- Unable to determine adequacy of heat from adjacent spaces

Powder Room

- Fan operates very rough, likely near failure

Hallways

- Unable to activate lights at stairwell and floor 1 and 2 hallways

Master Bedroom Suite

- Exposed light bulbs in a closet are a fire hazard

Bedrooms 2 and 3

Main Bathroom

Basement Great Room

- Evidence of moisture intrusion at East side of wood stove area. See comment at Building Exterior section
- Fire seal (roping) at wood stove door is extensively worn

Basement Bedroom

- Electrical outlets are not properly wired in this bedroom
- Smoke detector not installed
- Room would not meet emergency egress standards due to the adjacent hot tub room

Basement Bathroom

Garage

- Recommend additional metal T strap at post to beam connection
- Electrical wire splices should be made within closed junction boxes

Attic

- Faced (vapor barrier) insulation should not be installed above blown in insulation

Electrical System



No evidence of over heating

Service

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

Panel

Location: Garage
Type: Split bus bar
Panel Rating: - Appears to be 200 AMP
Main Disconnect: n/a
Serv. wire Size/ Rating: - Appears to be 200 AMP
Grounding: Copper to exterior ground rod, limited visibility
Panel Clearance: 30" wide, 3' in front as required
- Knock-out covers missing at electrical panel cover
- Main domestic water service of house should not be located above or adjacent to the electrical panel



Missing knockout covers

Breakers/ Wiring

Type: Copper romex
Breakers: No visible defects
- Double tapped circuit breakers. Recommend evaluation and repair by a licensed electrician

Plumbing System

Domestic Water

Supply: Public water per listing, not included in this inspection
Supply Pipe: Copper pipe where visible
House Piping: Copper and plastic where visible
Pipe Condition: Satisfactory where visible
- Domestic water not active, not tested
Main Water Shut off: @ garage



Domestic Water Shut off



Plastic domestic water pipes

Sanitary Sewer

Discharge: Public sewer per listing, not included in this inspection
House Piping: ABS where visible
Pipe Condition: Satisfactory where visible
- Domestic water not active, not tested

Heating System



Furnace

Location: Garage
Make/ Model: Bryant plus 80 s/n 4497A11346
Fuel Type: Natural gas
BTUH Input: 115,000
BTUH Output: 93,000
Efficiency Rating: Mid-efficiency

Useful Life

Est. Useful Life new: 25 years
Est. age of furnace: 15 years +-
- Recommend servicing of furnace by a licensed furnace technician and every (2) years thereafter. There is no visible tag that this furnace has ever been serviced

Heat Exchanger

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

Operation

Thermostat: Programmable @ floor 1 hall
Combustion Air: Appears adequate
Filter: Located above furnace



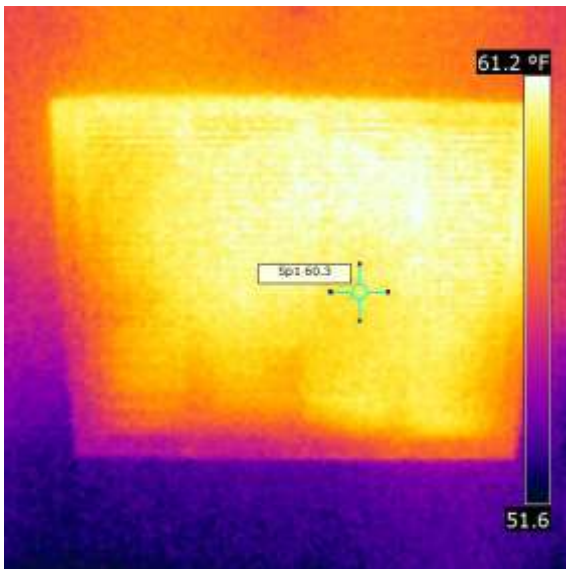
Furnace filter location

Flue/ Gas Piping

Flue Secure: Inspected
Flue clearances: Per requirements where visible
Gas Piping: Drip leg installed

Heat Gain

Rating: 50-80 deg F
@ return air: 61 deg F
@ nearest register: 113 deg F
Heat Gain: 52 deg F. Heat gain is within specifications of furnace



Temperature measured at return air



Temperature measured at heat register

Water Heater



Water Heater

Location: Garage
Make/ Model: General Electric manufactured 12/2003
Fuel Type: Natural gas
Capacity: 50 gallon

Useful Life

Est. Useful Life new: 12 years
Est. age of heater: 8 years +/-
- Domestic water not active, not tested

Safety

TMP valve: As per required
- TMP should discharge to the exterior
Earthquake Straps: Installed
Flame Rollout: No visible evidence

Flue

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

Water Temperature

Safe water temperature: 120 deg F per industry standards
Measured temperature: *- Domestic water not active, not tested*

Site

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



Earth to wood contact (typical)

Driveway

Type: Concrete
Condition: Satisfactory
Trip Hazard: None



Slip hazard at driveway due to moss build up

Front walks/ steps

Type: Wood
Condition: Satisfactory
Trip Hazard: None
Handrails: As required
Barricades: As required

Miscellaneous

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

Building Exterior

General Condition

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

Siding

Type: Cedar
Condition: - Wood rot and moisture ant damage at the S.E. corner of the basement. This damage may extend further to the adjacent areas. Invasive testing is needed to confirm the extent of the damage. No active moisture ant activity detected
Window/Door Flashing: Satisfactory
- Flashing not installed at top of foundation wall by chimney. Minor detection of wood rot at this area
Caulking: Satisfactory



Moisture ant damage



Area above moisture ant damage



Moisture ant damage



Moisture ant damage



Flashing missing at concrete foundation



Wood rot (see image to left)



Caulking not complete at Master Bathroom



Moisture damage at Siding

Roof

Estimated Pitch: 4:12
Material: Metal above cedar shake
Layers: 1+
How Inspected: From floor 2, street, side yard, and rear yard
Condition: Satisfactory
- Several metal tiles are bent (crushed). Recommend replacement of these tiles or sealing of the raised edges to prevent moisture intrusion. Condition of the cedar shakes below not visible
Ventilation: Eave and gable end vent
Plumbing Vents: Satisfactory
Flues: Satisfactory
Flashing: Satisfactory



Crushed roofing



Crushed roofing (typical)



Debris on hot tub area extension roof



Debris on hot tub area extension roof

Gutters/ Downspouts

Type: Continuous metal
Condition: Satisfactory

Electrical

Outlets: Tested
Switches/Lights: Tested

Plumbing

Hose Bibs: - *Domestic water not active, not tested*
Gas Piping: Inspected
- Gas piping should be painted with rust proof paint and not lying on the ground
- Gas outlet for deck BBQ should be sealed/capped while not in use



Gas pipe lying on the ground



Open gas valve at deck

Decks

Structure: Pressure treated joists
 Decking: Cedar
 Condition: Satisfactory
 Connection to Structure: Secured to cut cantilevered joists
 Trip Hazard: None
 Handrails: As required
 Barricades: As required



Connection to cut cantilevered joists



Minor wood rot at decking (typical)

Crawlspace

General

Visibility: Space is vacant
Access location: Basement room
How viewed: Traversed crawlspace

Moisture

Ventilation: Appears adequate
Vapor Barrier: As required
Moisture Intrusion: No visible evidence

Structural

Foundation: No visible defects
Mudsill: No visible defects
Joists: No visible defects; limited visibility
Post-Beams: Satisfactory
Structural Movement: No visible evidence

Insulation

Under-floor: - *None*
Domestic Water Pipes: Satisfactory
Heating Supply: Satisfactory

Plumbing

Condition: - *Domestic water not active, not tested*
Valves/ Other: None visible

Electrical

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

Heating/ Ventilation

Duct Work: - *Evidence of dryer vent gaps (lint in crawlspace)*
Ventilation Ducts: No visible defects
Gas Piping: No visible defects



Crawlspace (typical)



Lint at crawlspace

Structural Pests

Conducive Material: No visible evidence

Visible Evidence: No visible evidence

Nuisance Pests

Visible Evidence: No visible evidence

Living Room and Dining Room

Location: Floor 1

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

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

Fireplace

Type: Metal wood burning
Tested: Damper tested

Kitchen and Nook

Location: Floor 1

General Room Condition

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

Appliances

Dishwasher: - *Domestic water not active, not tested*
Dishwasher air gap: Visible
Oven: Tested
Cooktop: Tested
Microwave: Not tested
Ventilation: Tested
Refrigerator: n/a

Plumbing

Functional flow: - *Domestic water not active, not tested*
Hot/ Cold: - *Domestic water not active, not tested*
Drainage: - *Domestic water not active, not tested*
Visible leaks: - *Domestic water not active, not tested*
Disposal: - *Garbage disposal inoperative*
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*

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

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: 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

Fireplace

Type: Sealed gas direct vent
Tested: - *Pilot light not lit, not tested*

Utility 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
Cabinets: Satisfactory
Countertops: Satisfactory

Electrical

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

Heating

Source: - *None*
Air Flow/ Heat Gain: - *Unable to determine adequacy of heat from adjacent spaces*
Mechanical ventilation: Tested

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

Plumbing

Functional flow: - *Domestic water not active, not tested*
Hot/ Cold: - *Domestic water not active, not tested*
Drainage: - *Domestic water not active, not tested*
Visible leaks: - *Domestic water not active, not tested*
Caulking: Satisfactory
Fixtures: No visible defects



Evidence of moisture leak from washer supply line

Appliances

Washer: - *Domestic water not active, not tested*
Dryer Connection: Electric
Dryer: Tested. Vented to outside
Appliance Condition: Satisfactory

Powder 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
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: - Fan operates very rough, likely near failure

Doors/Millwork

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

Plumbing

Functional flow: - *Domestic water not active, not tested*
Hot/ Cold: - *Domestic water not active, not tested*
Drainage: - *Domestic water not active, not tested*
Visible leaks: - *Domestic water not active, not tested*
Caulking: Satisfactory
Toilet Secure: Satisfactory
Fixtures: No visible defects

Hallways

Location: Basement, floors 1 and 2

General Room Condition

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

Electrical

Switches/Lights: All visible tested
- Unable to activate lights at stairwell and floor 1 and 2 hallways
Outlets: All visible tested

Doors/Millwork

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

Stairwell

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

Master Bedroom Suite

Location: Floor 2

General Room Condition

Visibility: Room is vacant
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
- *Evidence of microbial growth in outer corner of the room*
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory
Mirrors: Satisfactory

Electrical

Switches/Lights: All visible tested
- Exposed light bulbs in a closet are a fire hazard
- Bathroom lighting system is difficult to operate
Outlets: All visible tested. Bathroom outlets are GFCI protected
Smoke detector: Tested

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: - *Domestic water not active, not tested*
Hot/ Cold: - *Domestic water not active, not tested*
Drainage: - *Domestic water not active, not tested*
Visible leaks: - *Domestic water not active, not tested*
Caulking: Satisfactory
Toilet Secure: Satisfactory
Tub/Shower surround: Satisfactory
Fixtures: No visible defects

Bedrooms 2 and 3

Location: Floor 2

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: Tested
- Smoke detector disconnected in center bedroom

Heating

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

Doors/Millwork

Operation/latching: Tested
- *Door hinge is loose*
Door condition: Satisfactory
Millwork condition: Satisfactory
Bath Hardware: Satisfactory

Plumbing

Functional flow: - *Domestic water not active, not tested*
Hot/ Cold: - *Domestic water not active, not tested*
Drainage: - *Domestic water not active, not tested*
Visible leaks: - *Domestic water not active, not tested*
Caulking: Satisfactory
Toilet Secure: Satisfactory
Tub/Shower surround: Satisfactory
Fixtures: No visible defects

Basement Great Room

Location: Basement

General Room Condition

Visibility: Room is vacant
Structural Movement: No visible evidence
Moisture Infiltration: - Evidence of moisture intrusion at East side of wood stove area. See comment at [Building Exterior](#) section
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: As required
Operation: Tested
Screen: No visible defects

Doors/Millwork

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

Fireplace

Type: Wood stove
Tested: Door
- Fire seal (roping) at wood stove door is extensively worn

Basement Bedroom

Location: Basement

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: - Electrical outlets are not properly wired in this bedroom
Smoke Detector: - Smoke detector not installed

Heating

Source: Ceiling register
Air Flow/ Heat Gain: Satisfactory

Windows

Glazing: No visible defects
Tempered: Not required
Operation: Tested
Egress: - Room would not meet emergency egress standards due to the adjacent hot tub room
Screen: None

Doors/Millwork

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

Basement Bathroom

Location: Basement

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: Ceiling 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: - *Domestic water not active, not tested*
Hot/ Cold: - *Domestic water not active, not tested*
Drainage: - *Domestic water not active, not tested*
Visible leaks: - *Domestic water not active, not tested*
Caulking: Satisfactory
Toilet Secure: Satisfactory
Tub/Shower surround: Satisfactory
Fixtures: No visible defects

Garage

Type: Attached

General Room Condition

Visibility: Space is vacant
Structural Movement: No visible evidence
- Recommend additional metal T strap at post to beam connection
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Slab: Satisfactory



Recommend additional post to beam connection

Safety

Fire separation: As required where visible
Ignition point > above FF: In compliance
Safety barricade to mech.: Not needed

Garage Door

Type: Metal roll-up
Springs & Fasteners: No visible defects
Auto Reverse: - *Garage door locked, not tested*
Photocell reverse: - *Garage door locked, not tested*
Remote openers: Not present

Electrical

Switches/Lights: Tested
Outlets: All visible tested
- Electrical wire splices should be made within closed junction boxes

Windows

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

Doors

Operation/latching: Tested
Door condition: Satisfactory

Attic

Location: Over main body of house

General

Visibility: Space is vacant
Access location: Bedroom and garage
How viewed: Traversed entire attic space



Moisture

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

Structural

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

Insulation

Type: Blown in
Condition: - Faced (vapor barrier) insulation should not be installed above blown in insulation



Vapor barrier on cold side of insulation
above blown in insulation.
This configuration can lead to condensation

Flues/Vent Stacks

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

Electrical

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



Improper attic light

Structural Pests

Conductive Material: No visible evidence
Visible Evidence: No visible evidence

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

