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Client:  
Address:

Property Description: (2) Story home with basement  
Occupancy Status: Partially occupied

Inspection Date: 07/27/2011  
Inspection Time: 10:00 A.M. – 1:00 P.M.  
Weather Conditions: Scattered clouds, 60 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 items and/or cosmetic.*
- *Items in this font are considered an extreme safety concern or substantial cost.*

### Electrical System

*- Branch wiring for home consists of knob and tube wiring and what appears to be aluminum wiring. Electrical outlets throughout house are not grounded and are inadequate in quantity for modern electrical needs. Service panel is likely not adequately sized to upgrade service throughout house. Recommend full updating (replacement) of electrical system*

### Plumbing System

- *Domestic water supply pipe is likely galvanized. Unable to determine functional flow from this pipe until house piping is replaced*
- *Galvanized pipes rust from the inside out causing a loss of functional flow. Recommend full replacement of domestic water pipes as there is a low of functional flow throughout the house. Pipes inside of the walls must be replaced to the point of connection to the corresponding plumbing fixture*
- *Recommend side sewer scope due to age of property*
- Deterioration visible at waste lines. Recommend replacement of the lines visible in the basement

### Water Heater

- Water heater is substantially beyond its anticipated useful life expectancy. Galvanic corrosion at water connection
- TMP relief line should extend to within 6” of ground and not have a threaded end
- Earthquake restraints not installed

### Heating System

*- Furnace is far beyond its anticipated useful life expectancy. Furnace is also obsolete due to lack of efficiency. Leaks visible at oil lines. Furnace cycles on and off. Recommend replacement of furnace (preferably with a high efficiency natural gas furnace if gas is available)*

### Site

- Exterior grade should be 4-6” below siding. WDO conducive condition
- Graspable handrail missing at front entry
- Inconsistent stair riser height at side entry (trip hazard)
- Graspable handrail and barricade should extend to top of stairwell at side entry
- *Underground oil tank is beyond its anticipated life expectancy and is likely leaking into the ground. Possible environmental concern due to proximity to lake. Recommend investigate procedures and possible financial exposure regarding replacement or de-commissioning this oil tank. Natural gas may be available to this area. A gas meter was seen at a home a few doors to the East on xxxxx*

### Building Exterior

- *Substantial deterioration of mortar at chimney. Recommend repair as needed*
- Recommend clean moss build-up from roof (do not pressure wash)
- Roof ventilation not identified for upper roof. Recommend install “hat vents” to provide ventilation
- Downspout not connected at rear of home

## Living Room, Hallways, and Bedrooms

- Exposed light bulb fixtures in closets are a fire hazard
- Smoke detectors should be installed at each floor and in each bedroom
- ***- Most windows throughout the home are inoperative. At least (1) emergency egress window should be operable per bedroom***
- Graspable handrail should return to wall and extend to base of stairwell (upgraded to current code) due to stairwell height, tread rise/run, and materials
- Fireplace and chimney should be cleaned

## Kitchen and Nook

- ***- Kitchen appliances, countertops, and flooring are functionally obsolete. Potential asbestos in flooring. Recommend update of Kitchen***
- Evidence of potential plumbing leak at bathroom above. Recommend remove ceiling for further investigation (ceiling is already substantially damaged)

## Bathrooms

- ***- Light switch to floor 1 is inside shower area. Relocate switch***
- Windows must be operable to provide ventilation to bathrooms

## Basement

- Primary floor beam beneath Living room and Dining room has been over-notched. Less than 2" of wood remains at the base of the beam. Recommend supports at cut area
- Evidence of moisture intrusion at side door. Recommend cut in floor drain and connect to plumbing waste system
- Evidence of moisture intrusion at N.W. foundation wall. Recommend continue to monitor during periods of heavy rainfall
- Joist hangers should be installed at perpendicular junctions of floor 1 joists
- Recommend removal of all existing electrical wiring, including knob and tube ceramic parts, when electrical system is upgraded
- Recommend install graspable rails and barricades per current code (both sides and between open areas of stair treads (4" sphere maximum to pass thru gaps)
- Fireplace and chimney should be cleaned

## Attic

- Moisture intrusion at Dining room below. Recommend continue to monitor this area during periods of heavy rainfall

## Electrical System



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### Service

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

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### Panel

Location: Basement  
Manufacturer: Square D  
Type: Dual bus bar  
Panel Rating: 125 AMP  
Main Disconnect: 125 AMP  
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 and aluminum  
Breakers: No visible defects

*- Branch wiring for home consists of knob and tube wiring and what appears to be aluminum wiring. Electrical outlets throughout house are not grounded and are inadequate in quantity for modern electrical needs. Service panel is likely not adequately sized to upgrade service throughout house. Recommend full updating (replacement) of electrical system*



Knob and tube wiring in basement

# Plumbing System

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## Domestic Water

- Supply: Public water  
Supply Pipe: Not visible  
*- Domestic water supply pipe is likely galvanized. Unable to determine functional flow from this pipe until house piping is replaced*
- House Piping: Galvanized where visible  
Pipe Condition: *- Galvanized pipes rust from the inside out causing a loss of functional flow. Recommend full replacement of domestic water pipes as there is a low of functional flow throughout the house. Pipes inside of the walls must be replaced to the point of connection to the corresponding plumbing fixture*
- Main Water Shut off: Not located
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## Sanitary Sewer

- Discharge: Public sewer  
*- Recommend side sewer scope due to age of property*
- House Piping: Cast iron  
Pipe Condition: *- Deterioration visible at waste lines. Recommend replacement of the lines visible in the basement*



Cracked waste line



C clamp on waste line

## Water Heater



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### Water Heater

Location: Basement  
Make/ Model: Rheem DD0591822197  
Fuel Type: Electric  
Capacity: 65 gallon

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### Useful Life

Est. Useful Life new: 12 years  
Est. age of heater: 20 years

- Water heater is substantially beyond its anticipated useful life expectancy. Galvanic corrosion at water connection



Corrosion at water connection

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### Safety

TMP valve: - TMP relief line should extend to within 6" of ground and not have a threaded end  
Earthquake Straps: - Earthquake restraints not installed





TMP line should not be threaded at end

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### **Water Temperature**

Safe water temperature: 120 deg F per industry standards

Measured temperature: - Not measured

## Heating System



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### Furnace

Location: Basement  
Make/ Model: Rosse  
Fuel Type: Oil  
BTUH: - Not specified  
Efficiency Rating: - Not specified

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### Useful Life

Est. Useful Life new: 25 years  
Est. age of furnace: - Presumed to be original equipment 80 years +-  
*- Furnace is far beyond its anticipated useful life expectancy. Furnace is also obsolete due to lack of efficiency. Leaks visible at oil lines. Furnace cycles on and off. Recommend replacement of furnace (preferably with a high efficiency natural gas furnace if gas is available)*

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### Operation

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



Oil leak at furnace

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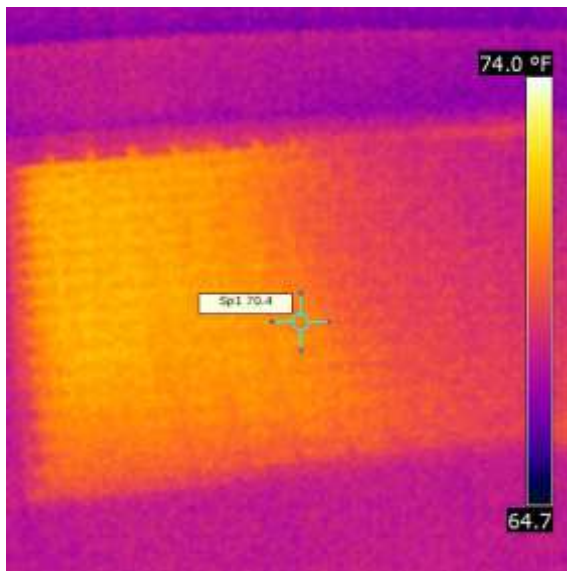
### Flue

Secure: Inspected  
clearances: Per requirements where visible

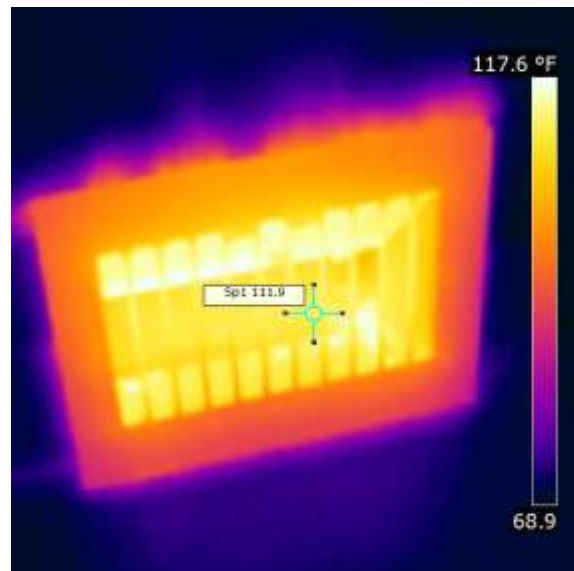
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### Heat Gain

Rating: - Not specified  
@ return air: 74 deg F  
@ nearest register: 118 deg F  
Heat Gain: 44 deg F. Heat gain is within expectations 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: - Exterior grade should be 4-6" below siding. WDO conducive condition  
Vegetation contact: Negligible  
Roof drain discharge: Underground discharge



Exterior grade is in contact with siding



Vegetation in contact with siding

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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  
Handrails: - Graspable handrail missing at front entry  
Barricades: As required



Graspable handrail not installed

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### Rear walks/ steps

- Type: Concrete
- Condition: Satisfactory
- Trip Hazard: - Inconsistent stair riser height at side entry (trip hazard)
- Handrails: - Graspable handrail and barricade should extend to top of stairwell at side entry
- Barricades: - See comment above



Barricade and handrail should extend to top



Trip hazard at stairs

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### Miscellaneous

- Overhead Power Lines: Yes
- Retaining Walls: None that affect structure
- Underground Oil Tank: - *Underground oil tank is beyond its anticipated life expectancy and is likely leaking into the ground. Possible environmental concern due to proximity to lake. Recommend investigate procedures and possible financial exposure regarding replacement or de-commissioning this oil tank. Natural gas may be available to this area. A gas meter was seen at a home a few doors to the East on xxxxxx*
- Irrigation System: None visible
- Garage: - *Not inspected*

# Building Exterior

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## General Condition

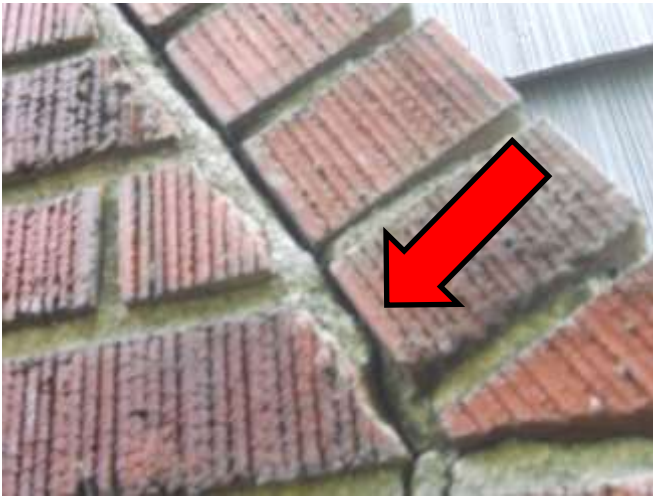
Structural Movement: No visible evidence  
Exterior doors: Satisfactory  
Windows (ext. cladding): Satisfactory

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## Siding

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

*- Substantial deterioration of mortar at chimney. Recommend repair as needed*



Mortar deterioration at chimney



Fireplace appears to have been modified since original construction

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## Roof

Estimated Pitch: 9:12 and 12:12  
Material: Composition  
Layers: 1+  
How Inspected: From eave at (2) locations and from street and rear yard  
Condition: Satisfactory  
- Recommend clean moss build-up from roof (do not pressure wash)  
Ventilation: - Roof ventilation not identified for upper roof. Recommend install "hat vents" to provide ventilation  
Plumbing Vents: Satisfactory  
Flues: Satisfactory  
Flashing: Satisfactory



Moss buildup at roof (typical)

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**Gutters/ Downspouts**

Type: Continuous metal and wood  
Condition: - Downspout not connected at rear of home



Downspout not connected

## Living Room, Hallways, and Bedrooms

**Location:** Floor 1 and 2

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### General Room Condition

- Visibility: Rooms are primarily vacant  
Structural Movement: - *Structural sag at Living room – Dining Room. See Basement section*  
Moisture Infiltration: - *Evidence of prior roof leak in Dining room*  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory



Structural sag at Living room

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### Electrical

- Switches/Lights: All visible tested  
- *Exposed light bulb fixtures in closets are a fire hazard*  
Outlets: - *Outlets are not grounded and system obsolete. See Electrical section*  
Smoke Detector: - *Smoke detectors should be installed at each floor and in each bedroom*



Fire hazard at exposed bulb light fixtures



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## Heating

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory

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## Windows

Glazing: No substantial visible defects  
Tempered: Not required  
Operation: ***- Most windows throughout the home are inoperative. At least (1) emergency egress window should be operable per bedroom***

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## Doors/Millwork/ Stairs

Operation/latching: Tested  
Door condition: Satisfactory  
Millwork condition: Satisfactory  
***- Graspable handrail should return to wall and extend to base of stairwell (upgraded to current code) due to stairwell height, tread rise/run, and materials***



Steep stairwell with wood treads

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## Fireplace

Type: Masonry wood-burning  
Tested: ***- Fireplace and chimney should be cleaned***

# Kitchen and Nook

**Location:** Floor 1

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## General Room Condition

Visibility: Rooms is vacant  
*- Kitchen appliances, countertops, and flooring are functionally obsolete. Potential asbestos in flooring. Recommend update of Kitchen*

Structural Movement: No visible evidence  
Moisture Infiltration: No visible evidence  
Walls: Satisfactory  
Ceiling: *- Evidence of potential plumbing leak at bathroom above. Recommend remove ceiling for further investigation (ceiling is already substantially damaged)*

Flooring: *- See comment above*  
Cabinets: Satisfactory  
Countertops: *- See comment above*

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## Appliances

Dishwasher: *- Dishwasher is not connected*  
Range: *- Not tested*  
Ventilation: Tested  
Refrigerator: n/a

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## Plumbing

Functional flow: *- See comment in Plumbing section*  
Hot/ Cold: Tested  
Drainage: Appears adequate  
Disposal: *- None*  
Caulking: Satisfactory  
Fixtures: *- See comment above*



Dishwasher not connected

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## Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested  
*- Outlets should be upgraded to current code. See electrical section*

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**Heating**

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory

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**Windows**

Glazing: No substantial visible defects  
Tempered: Not required  
Operation: - *Inoperable*

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**Doors/Millwork**

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

## Bathrooms

**Location:** Floor 1 and 2

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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  
Cabinets: Satisfactory  
Countertops: Satisfactory  
Mirrors: Satisfactory

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### Electrical

Switches/Lights: All visible tested  
*- Light switch to floor 1 is inside shower area. Relocate switch*  
Outlets: *- See Electrical section*



Light switch in shower area

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### Heating

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

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### Windows

Glazing: No substantial visible defects  
Tempered: As required  
Operation: *- Windows must be operable to provide ventilation to bathrooms*

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### Doors/Millwork

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

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**Plumbing**

Functional flow: - *See comment in Plumbing section*  
Hot/ Cold: Tested  
Drainage: Appears adequate  
Visible leaks: None visible  
Caulking: Satisfactory  
Toilet Secure: Satisfactory  
Tub/Shower surround: - *Tub surround will likely have to be removed in order to upgrade domestic water pipes*  
Fixtures: - *Floor 1 bathtub valve not complete*  
- *Floor 1 pedestal sink not secure to wall*

**Basement**  
**Location: Floor 1**

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**General Room Condition**

Visibility: Room is primarily vacant

Structural Movement: - Primary floor beam beneath Living room and Dining room has been over-notched. Less than 2" of wood remains at the base of the beam. Recommend supports at cut area

Moisture Infiltration: - Evidence of moisture intrusion at side door. Recommend cut in floor drain and connect to plumbing waste system  
- Evidence of moisture intrusion at N.W. foundation wall. Recommend continue to monitor during periods of heavy rainfall

Walls: Satisfactory

Ceiling: Satisfactory

- Joist hangers should be installed at perpendicular junctions of floor 1 joists

Flooring: Satisfactory



Beam has been over notched  
Floor is sagging above



Beam has been over notched  
Floor is sagging above



Evidenec of moisture intrusion at N.W. wall



Floor drain missing from side stairwell



Joist hangers should be installed

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### Electrical

- Switches/Lights: - See electrical section  
- Recommend removal of all existing electrical wiring, including knob and tube ceramic parts, when electrical system is upgraded
- Outlets: - See electrical section
- Smoke Detector: - None



Existing light fixture



Existing light fixture

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### Windows

- Glazing: - Several windows are cracked
- Tempered: - If these windows are replaced, tempered glass should be installed due to height above exterior grade
- Operation: - Inoperable

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**Doors/Millwork/Stairs**

Operation/latching: Tested

Door condition: Satisfactory

Millwork condition: Satisfactory

Stairs: - Recommend install graspable rails and barricades per current code (both sides and between open areas of stair treads (4" sphere maximum to pass thru gaps))



Barricade safety hazard



Barricade missing entirely

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**Fireplace**

Type: Masonry wood-burning

Tested: - Fireplace and chimney should be cleaned



## Attic

**Location:** Over main body of house

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### General

Visibility: Space is vacant  
Access location: Bedroom closet  
How viewed: Traversed entire attic space. No access to roof area above bedrooms



Debris should be cleaned from attic area

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### Moisture

Roof Ventilation: Appears adequate at visible areas  
Moisture Intrusion: - Moisture intrusion at Dining room below. Recommend continue to monitor this area during periods of heavy rainfall



Area of possible moisture intrusion

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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 rock wool  
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: - *Cardboard should be removed from attic (WDO conducive condition)*  
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

