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WSDA Control # 1196AQ-014

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Client:  
Address:

Property Description: (1) story single family home with basement  
Property age/ size: 1,680 s.f., built 1929 per listing  
Occupancy Status: Vacant

Inspection Date: 07/30/2011  
Inspection Time: 9:45 A.M. – 12:15 P.M.  
Weather Conditions: Clear, 65 deg F +-

Hergert Inspection LLC

Kevin Hergert, Member

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## Summary of Inspection

All items listed in the Summary of each section are listed below. Additional comments may be written in the body of the report. Please read the entire report. All items listed below should be further evaluated, inspected, modified, and/or corrected by a licensed professional in that corresponding or related trade.

WDO refers to "Wood Destroying Organism" as defined by the Washington State Department of Agriculture

- *Items in this font are general comments throughout report.*
- *Items in this font are considered minor and/or cosmetic.*
- ***Items in this font are considered an extreme safety concern or substantial.***

### Electrical System

#### Plumbing System

- Minor leak and corrosion at domestic water supply pipe in basement bedroom
- Galvanized pipes rust from the inside out. There is evidence of this condition as the functional flow of the water is reduced when multiple plumbing fixtures are operated simultaneously

#### Water Heater

- Corrosion visible at water pipe connection to tank
- TMP drain line end is wedged into drip pan. End of pipe should not be blocked
- Earthquake restraints are not installed
- Remove insulation at heat duct adjacent to water heater flue

#### Heating System

- Unable to locate return air intake or furnace filter location. It appears that there is a return air grill covered at the hallway to the basement bedroom

#### Site

- Evidence of prior oil tank. Recommend investigate if tank was properly removed or decommissioned
- Garage and shed are in very poor condition. Interior not inspected

#### Building Exterior

- Siding likely contains asbestos. Do not disturb without proper testing. Several siding boards are damaged. Recommend seal all gaps and holes
- Recommend clean moss and debris from roof. Uneven appearance of shingles is likely due to the cedar shakes beneath and lack of proper roof ventilation
- When roof is replaced, remove all existing roofing, including the cedar shakes. Install proper roof to wall and kick-out flashings
- Extensive deterioration of chimney mortar. Recommend metal water heater vent extend from water heater to exterior
- Roof to wall flashing not installed at entryway roof. Recommend install flashing. If not, caulking must be repaired and maintained to prevent roof leaks
- Recommend connect rim joist of deck to deck ledger with lag bolt
- Provide proper connection or support of deck cover supports at posts

#### Living Room and Dining Room

- Several outlets are not grounded. Recommend review by a licensed electrician
- Unable to open front window

#### Kitchen

- Leak at waste line of sink
- ***Electrical outlets do not appear to be grounded or GFCI protected. Recommend review by a licensed electrician. Primary concern are the outlets adjacent to the sink***
- Trip hazard at heat register in kitchen

## **Bedrooms 1 and 2**

- Electrical outlet not correctly wired at West bedroom (hot/neutral reversed)
- Door knobs and latches do not function
- Mirror bi fold door is broken

## **Main Bathroom**

- Bath tub valve missing parts and spout is loose. Noise from this area when other plumbing fixtures in house are turned on and off
- Minor leak at sink faucet valve handle

## **Hallways**

- Cover missing at electrical junction box in basement hallway
- Exposed light fixtures in closets are a fire hazard. Replace with fixture that has cover
- Smoke detectors are inoperative. Recommend (1) smoke detector per floor and in every bedroom

## **Basement Room, Utility Room, and Mechanical Room**

- Various outlets are not grounded. Recommend repair by a licensed electrician
- Improper extension of plumbing lines to utility sink. Recommend proper pipe extension by a licensed plumber

## **Basement Bathroom**

- No direct heat source for bathroom

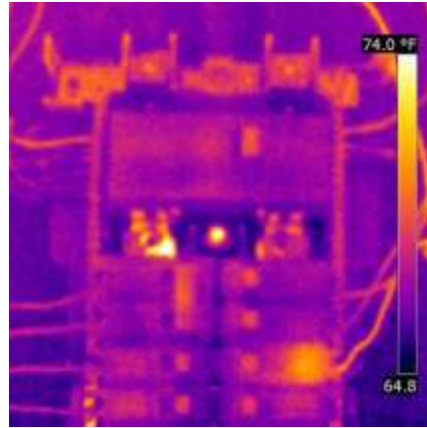
## **Basement Bedroom**

- Trip hazard at wood at floor in doorway to room

## **Attic**

- Recommend install roof ventilation when roof is replaced
- Vent is open into the attic. Vents should extend to the exterior
- Exposed wires and junction boxes in attic. Recommend repair by a licensed electrician
- Evidence of rodents in attic

## Electrical System



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### Service

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

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### Panel

Location: Garage  
Manufacturer: Square D  
Type: Dual bus bar  
Panel Rating: 200 AMP  
Main Disconnect: 200 AMP  
Serv. wire Size/ Rating: 200 AMP  
Sub-panel: No

*- Panel at floor 1 hallway was likely the original electrical panel for the house. Electrical wires are typically spliced at this location. Unable to open this cover as it is painted shut*

Grounding: Copper to exterior ground rod, limited visibility  
Panel Clearance: 30" wide, 3' in front as required



Assumed original electrical panel at floor 1 hallway

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**Breakers/ Wiring**

Type: Copper romex where visible  
Breakers: No visible defects

# Plumbing System

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## Domestic Water

- Supply: Public water  
Supply Pipe: Galvanized pipe where visible  
House Piping: Galvanized where visible  
Pipe Condition: - Minor leak and corrosion at domestic water supply pipe in basement bedroom  
- Galvanized pipes rust from the inside out. There is evidence of this condition as the functional flow of the water is reduced when multiple plumbing fixtures are operated simultaneously  
Main Water Shut off: @ basement bedroom



Leak at domestic Water Shut off

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## Sanitary Sewer

- Discharge: Not determined  
House Piping: ABS where visible. Cast iron likely in other areas  
Pipe Condition: Satisfactory where visible

## Water Heater



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### Water Heater

Location: Basement mechanical room  
Make/ Model: Whirlpool s/n 0846T42996  
Fuel Type: Natural gas  
Capacity: 40 gallon

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### Useful Life

Est. Useful Life new: 12 years  
Est. age of heater: 3 years +-  
- Corrosion visible at water pipe connection to tank



Corrosion at water pipe connection

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### Safety

TMP valve: - TMP drain line end is wedged into drip pan. End of pipe should not be blocked  
Earthquake Straps: - Earthquake restraints are not installed  
Flame Rollout: No visible evidence





TMP drain line should not be blocked

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### Flue

Secure: Inspected  
Clearances: - Remove insulation at heat duct adjacent to water heater flue  
Draft Hood: Inspected



Insulation cover of heat duct is melting

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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 mechanical room  
Make/ Model: Amana s/n 0810014880  
Fuel Type: Natural gas  
BTUH: Input 69,000, output 66,000  
Efficiency Rating: High-efficiency

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### Useful Life

Est. Useful Life new: 25 years  
Est. age of furnace: 2 years +/-

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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: @ floor 1 hall  
Combustion Air: Appears adequate  
- Unable to locate return air intake or furnace filter location. It appears that there is a return air grill covered at the hallway to the basement bedroom

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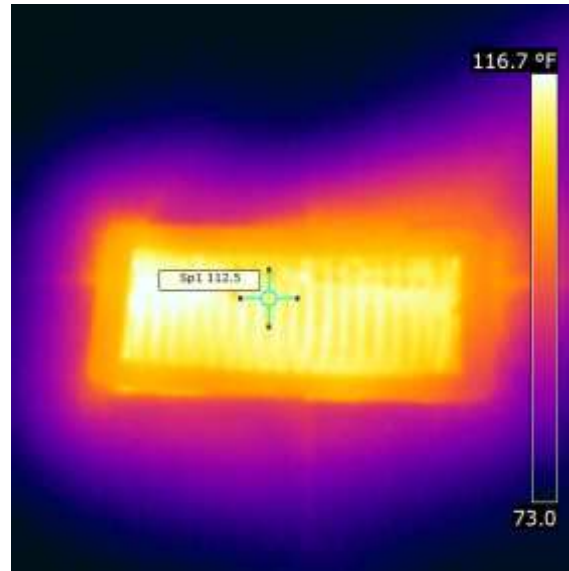
### Flue

Secure: Inspected  
clearances: Per requirements where visible

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## Heat Gain

Rating: 30-60 deg F  
@ return air: - Not located. Assumed 70 deg F  
@ nearest register: 117 deg F  
Heat Gain: 47 deg F. Heat gain is within specifications of furnace



Temperature measured at heat register

# Site

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## Site

Grade at structure: Adequate grade away  
Earth to wood contact: Clearance as required  
Vegetation contact: Negligible  
Roof drain discharge: Surface discharge



Minor area of vegetation in contact with house

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## Driveway

Type: Asphalt  
Condition: Satisfactory  
Trip Hazard: None

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## Front walks/ steps

Type: Concrete  
Condition: Satisfactory  
Trip Hazard: *- Step from driveway is not the same height as the other stairs. Minor trip hazard. There is no minor fix for this condition*  
Handrails: As required  
Barricades: As required



First step height is not consistent with other steps

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**Rear walks/ steps**

Type: Concrete  
Condition: Satisfactory  
Trip Hazard: None

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**Miscellaneous**

Overhead Power Lines: Yes  
Retaining Walls: None that affect structure  
Underground Oil Tank: - Evidence of prior oil tank. Recommend investigate if tank was properly removed or decommissioned  
Irrigation System: None visible  
Other: - Garage and shed are in very poor condition. Interior not inspected



Evidence of abandoned oil tank



Garage and shed

# 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: - Siding likely contains asbestos. Do not disturb without proper testing. Several siding boards are damaged. Recommend seal all gaps and holes  
Condition: Satisfactory  
Window/Door Flashing: Satisfactory  
Caulking: Satisfactory



Siding appears to be asbestos type



Damaged siding (typical)

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## Roof

Estimated Pitch: 6:12  
Material: Composition  
Layers: 2+  
How Inspected: Traversed roof  
Condition: - Recommend clean moss and debris from roof. Uneven appearance of shingles is likely due to the cedar shakes beneath and lack of proper roof ventilation  
- When roof is replaced, remove all existing roofing, including the cedar shakes. Install proper roof to wall and kick-out flashings  
Ventilation: None  
Plumbing Vents: Satisfactory  
Flues: - Extensive deterioration of chimney mortar. Recommend metal water heater vent extend from water heater to exterior  
Flashing: - Roof to wall flashing not installed at entryway roof. Recommend install flashing. If not, caulking must be repaired and maintained to prevent roof leaks





Moss build up at roof



Moss build up at roof



Chimney



Deterioration of mortar



Deterioration of mortar



Roof to wall flashing not installed



Flashing not installed at window above rear entry



Sheathing deterioration at edged

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### Gutters/ Downspouts

Type: Continuous metal  
Condition: Satisfactory

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### Decks

Structure: Pressure treated joists  
Decking: Cedar  
Condition: Satisfactory  
Connection to Structure: Lag bolts  
- Recommend connect rim joist of deck to deck ledger with lag bolt  
- Provide proper connection or support of deck cover supports at posts  
Barricades: As required



Install lag bolt to prevent deck from separating from deck ledger



Provide proper connection from deck cover supports to posts (metal strap)



# Living Room and Dining Room

**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

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## Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested  
- Several outlets are not grounded. Recommend review by a licensed electrician

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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: - Unable to open front widow  
Screen: No visible defects

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## Doors/Millwork

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

# Kitchen

**Location:** Floor 1

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## General Room Condition

Visibility: Room is vacant  
Structural Movement: No visible evidence  
Moisture Infiltration: No visible evidence  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory  
Cabinets: - *Several cabinet drawers and doors are missing or out of alignment*  
Countertops: Satisfactory

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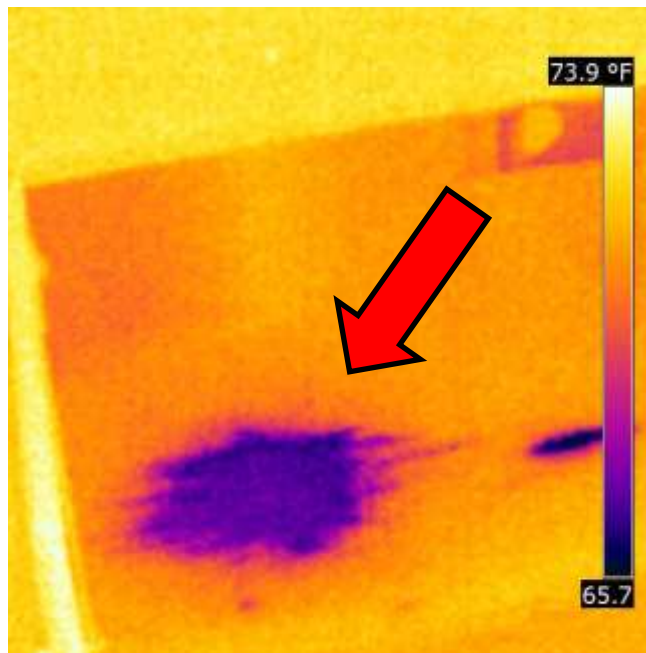
## Appliances

Oven: Tested  
Cooktop: Tested  
Ventilation: Tested  
Refrigerator: - *Not tested*

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## Plumbing

Functional flow: Appears adequate  
Hot/ Cold: Tested  
Drainage: Appears adequate  
Visible leaks: - *Leak at waste line of sink*  
Caulking: Satisfactory  
Fixtures: No visible defects



Leak at kitchen waste line

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**Electrical**

Switches/Lights: All visible tested  
- *Switch for light is loose*

Outlets: All visible tested  
- *Electrical outlets do not appear to be grounded or GFCI protected. Recommend review by a licensed electrician. Primary concern are the outlets adjacent to the sink*

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**Heating**

Source: Floor register  
- *Trip hazard at heat register in kitchen*

Air Flow/ Heat Gain: Satisfactory



Trip hazard at heat register in middle of room

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**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

## Bedrooms 1 and 2

**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

---

### Electrical

Switches/Lights: All visible tested  
Outlets: - Electrical outlet not correctly wired at West bedroom (hot/neutral reversed)  
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

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### Doors/Millwork

Operation/latching: Tested  
- Door knobs and latches do not function  
- Mirror bi fold door is broken  
Door condition: Satisfactory  
Millwork condition: Satisfactory



Broken bi-fold door

# Main Bathroom

**Location:** Floor 1

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## 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

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## Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested, GFCI protected

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## Heating

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

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## Windows

Glazing: No visible defects  
Tempered: As required  
Operation: Tested  
Screen: No visible defects

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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: Appears adequate  
Hot/ Cold: Tested  
Drainage: Appears adequate  
Visible leaks: None visible  
Caulking: Satisfactory  
Toilet Secure: Satisfactory  
Tub/Shower surround: Satisfactory  
Fixtures: - Bath tub valve missing parts and spout is loose. Noise from this area when other plumbing fixtures in house are turned on and off  
- Minor leak at sink faucet valve handle

# 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

---

## Electrical

Switches/Lights: All visible tested  
- *Light fixture at floor 1 hallway inoperative. Presumed burnt out light bulb*

Outlets: All visible tested  
- *Cover missing at electrical junction box in basement hallway*  
- *Exposed light fixtures in closets are a fire hazard. Replace with fixture that has cover*

Smoke Detector: - *Smoke detectors are inoperative. Recommend (1) smoke detector per floor and in every bedroom*



Cover plate missing at junction box



Exposed light bulb fixtures are a fire hazard  
Items could get into contact with hot light bulbs

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## Doors/Millwork

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

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## Stairwell

Handrails: - *Installed. Would not meet current code requirements*  
Barricades: - *Installed. Would not meet current code requirements*  
Trip Hazard: None



Staircase configuration would not meet current code requirements. Configuration does not appear to create any additional trip or fall hazard to occupants

## Basement Room, Utility Room, and Mechanical Room

**Location:** Basement

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### General Room Condition

Visibility: Room is vacant  
Structural Movement: No visible evidence  
Moisture Infiltration: - *Evidence of prior moisture at West wall of mechanical room. It appears that the source of the moisture may have been a downspout which has since been extended to drain away from the house*  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory



Loose tiles at mechanical room due to moisture

---

### Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested  
- Various outlets are not grounded. Recommend repair by a licensed electrician  
Smoke Detector: - *None*

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### Heating

Source: Wall register in mechanical room  
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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## Plumbing

- Improper extension of plumbing lines to utility sink. Recommend proper pipe extension by a licensed plumber



Improper extension of water supply lines to sink

# Basement Bathroom

**Location:** Basement

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## 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

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## Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested, GFCI protected

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## Heating

Source: - No direct heat source for bathroom  
Air Flow/ Heat Gain: Unknown  
Mechanical ventilation: None

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## Windows

Glazing: No visible defects  
Tempered: As required  
Operation: Tested  
Screen: No visible defects

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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: 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

## Basement Bedroom

**Location:** Basement

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### General Room Condition

Visibility: Room is vacant  
Structural Movement: No visible evidence  
Moisture Infiltration: - *See comment at Plumbing section*  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory  
- Trip hazard at wood at floor in doorway to room



Trip hazard at entryway to room

---

### Electrical

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

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### Heating

Source: Wall register  
Air Flow/ Heat Gain: Satisfactory

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### Windows

Glazing: No visible defects  
Tempered: Not required  
Operation: Tested  
Egress: - *Would not meet current or reasonable egress standards due to size of window*  
Screen: No visible defects

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### Doors/Millwork

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

## 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

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### Moisture

Roof Ventilation: - None  
- Recommend install roof ventilation when roof is replaced  
Moisture Intrusion: No visible evidence  
Bath/Kitchen fans : - Vent is open into the attic. Vents should extend to the exterior



Evidence of prior leak  
Board is placed to divert rainwater



Vent should be extended to the exterior

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### Structural

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



Attic (typical)



Shake roof on skip sheathing

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**Insulation**

Type: Blown in  
Condition: Satisfactory

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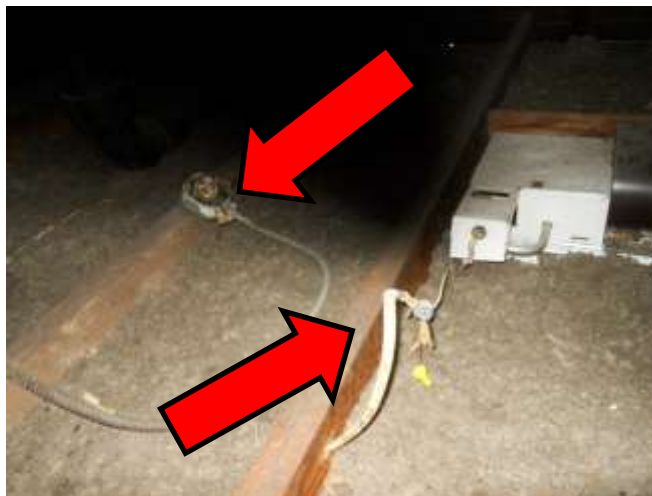
**Flues/Vent Stacks**

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

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**Electrical**

Outlets: None visible  
Wiring/ junction boxes: - Exposed wires and junction boxes in attic. Recommend repair by a licensed electrician



Exposed wires and junction box in attic

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**Structural Pests**

Conducive Material: No visible evidence  
Visible Evidence: No visible evidence

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**Nuisance Pests**

Visible Evidence: - Evidence of rodents in attic

# 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

