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WSDA Inspector 79988
WSDA Control # 1244AQ-006



Client:
Address:

Property Description: (1) story single family home
Property age/ size: 1,024 s.f., built 1944 per listing
Occupancy Status: Occupied

Inspection Date: 09/08/2011
Inspection Time: 11:15 A.M. – 1:45 P.M.
Weather Conditions: Clear, 70 deg F +-

Hergert Inspection LLC

Kevin Hergert, Member

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Summary of Inspection

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

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

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

Electrical System

- Abandoned breakers should be removed. Knockout missing at cover panel
- Burn mark at location of prior breaker. Recommend inspection by a licensed electrician

Plumbing System

- ***Substantial corrosion and deterioration at Sanitary sewer waste line near ground. Recommend sewer scope to determine integrity of buried pipe. At a minimum, the visible deteriorated pipe should be replaced***

Heating System

- Furnace was last serviced in 2000. Recommend service of furnace and every (2) years thereafter
- Recommend replacement of thermostat with 5 or 7 day programmable type

Water Heater

- Earthquake restraints not installed
- Evidence of flue gases not properly venting to the exterior. This condition may be the result of the dryer vent exhausting to the exterior causing negative pressure in the Utility room. The flue gases would then be drawn back into the room. Recommend provide an external source of air (grate to crawlspace) to provide adequate draft of the flue gases

Site

Building Exterior

- Plumbing vent should extend > 6” above roof
- Substantial mortar deterioration at chimney

Crawlspace

- Edge of metal strap is in contact with electrical wire near crawl access. This condition could result in cutting of the protective covering of the wires
- Wood debris should be removed from crawlspace (WDO conducive condition)

Living Room and Hallway

- Several outlets indicate open ground. Recommend review by a licensed electrician. Additional outlets are also recommended for “modern needs”

Kitchen and Nook

- GFCI outlet indicates open ground. Recommend review by a licensed electrician

Utility Room

Bedrooms 1 and 2

Main Bathroom

- GFCI outlet indicates open ground. Recommend review by a licensed electrician
- Toilet is not secure to floor

Attic

- Recommend shield around flue to keep combustibles 1” + away from flue

Electrical System



No evidence of over heating

Service

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

Panel

Location: Utility room
Manufacturer: Square D
Type: Split bus bar
Panel Rating: 125 AMP
Main Disconnect: n/a
Serv. wire Size/ Rating: 125 AMP
Grounding: Copper to exterior ground rod, limited visibility
Panel Clearance: 30" wide, 3' in front as required
- Abandoned breakers should be removed. Knockout missing at cover panel
- Burn mark at location of prior breaker. Recommend inspection by a licensed electrician



Knockout missing



Burn mark at bus bar

Breakers/ Wiring

Type: Copper romex
Breakers: No visible defects

Plumbing System

Domestic Water

Supply: Public water
Supply Pipe: Copper where visible
House Piping: Copper (and minor galvanized) where visible
Pipe Condition: Satisfactory where visible
Main Water Shut off: @ Utility room behind washer/dryer



Domestic Water Shut off



Abandoned galvanized supply line

Sanitary Sewer

Discharge: Public sewer
House Piping: Steel and cast iron where visible
Pipe Condition: ***- Substantial corrosion and deterioration at Sanitary sewer waste line near ground. Recommend sewer scope to determine integrity of buried pipe. At a minimum, the visible deteriorated pipe should be replaced***



Deterioration of sanitary sewer pipe
View from North



Deterioration of sanitary sewer pipe
View from South

Heating System



Furnace

Location: Hall closet
Make/ Model: Arcodaire s/n L934792815, installed in 1996 per tag
Fuel Type: Natural gas
BTUH: 50,000
Efficiency Rating: Mid-efficiency

Useful Life

Est. Useful Life new: 25 years
Est. age of furnace: 15 years based on installation tag
- Furnace was last serviced in 2000. Recommend service of furnace and every (2) years thereafter

Heat Exchanger

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

Operation

Thermostat: Living Room
- Recommend replacement of thermostat with 5 or 7 day programmable type
Disconnect: Switch on furnace
Combustion Air: Appears adequate



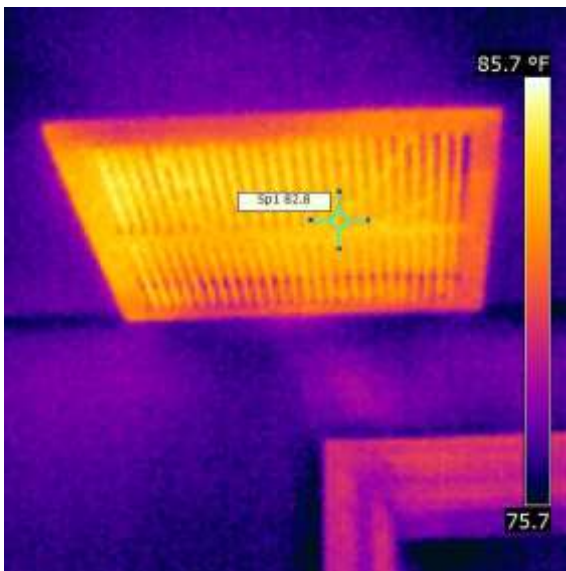
Outdated thermostat

Flue

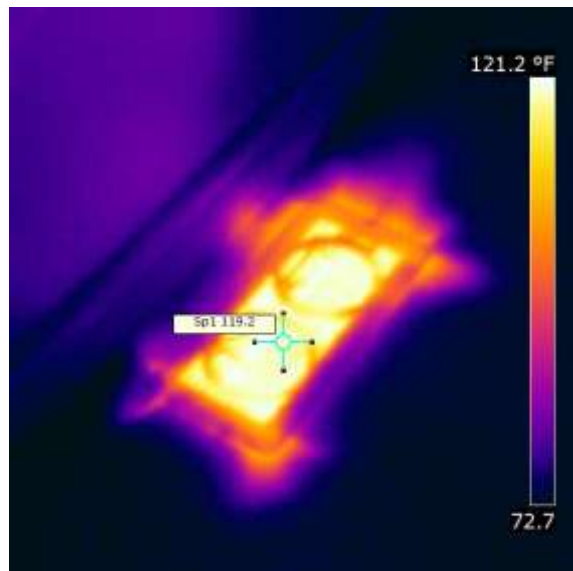
Secure: Inspected
clearances: Per requirements where visible

Heat Gain

Rating: 30-60 deg F
@ return air: 86 deg F
@ nearest register: 121 deg F
Heat Gain: 35 deg F. Heat gain is within specifications of furnace



Temperature measured at return air



Temperature measured at heat register

Water Heater



Water Heater

Location: Utility Room
Make/ Model: Bradford White s/n CD7664582
Fuel Type: Natural gas
Capacity: 40 gallon

Useful Life

Est. Useful Life new: 12 years
Est. age of heater: - *Unable to determine water heater age by serial number. Note on water heater indicates an age of no more than 2004*

Safety

TMP valve: As per required
Earthquake Straps: - *Earthquake restraints not installed*
Expansion Tank: Installed
Flame Rollout: No visible evidence

Flue

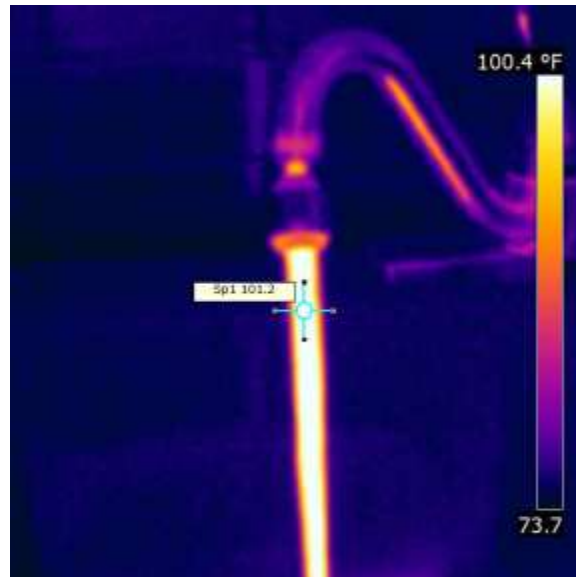
Secure: Inspected
Clearances: As required where visible
Draft Hood: - *Evidence of flue gases not properly venting to the exterior. This condition may be the result of the dryer vent exhausting to the exterior causing negative pressure in the Utility room. The flue gases would then be drawn back into the room. Recommend provide an external source of air (grate to crawlspace) to provide adequate draft of the flue gases*



Evidence of inadequate draft at the water heater flue

Water Temperature

Safe water temperature: 120 deg F per industry standards
Measured temperature: 100 deg F @ Kitchen faucet



Site

Site

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

Driveway

Type: Asphalt
Condition: Satisfactory
Trip Hazard: None

Front walks/ steps

Type: Wood
Condition: Satisfactory
Trip Hazard: None

Rear walks/ steps

Type: Stamped concrete patio and stone stairs
Condition: Satisfactory
Trip Hazard: *- Rear stairs would not meet current building code and are a trip hazard*
Handrails: As required



Uneven stairs to rear yard

Miscellaneous

Overhead Power Lines: Yes
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

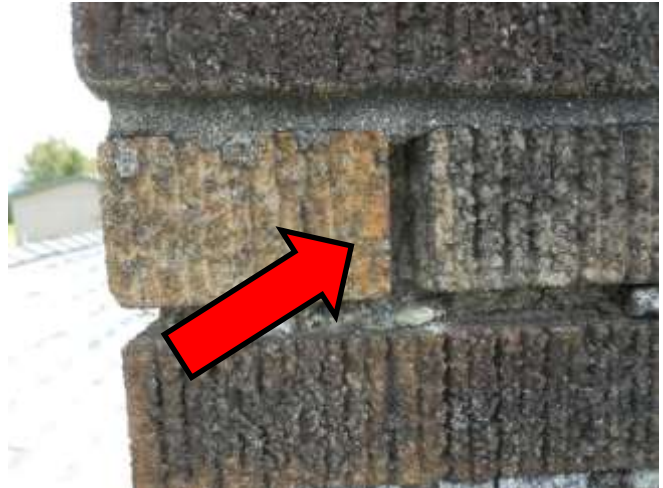
Type: Wood
Condition: Satisfactory
Window/Door Flashing: Satisfactory
Caulking: Satisfactory

Roof

Estimated Pitch: 5:12
Material: Composition
Layers: 1+
How Inspected: Traversed roof
Condition: Satisfactory
Ventilation: Gable end and ridge vent
Plumbing Vents: - Plumbing vent should extend > 6" above roof
Flues: - Substantial mortar deterioration at chimney
Flashing: Satisfactory



Plumbing vent stack should extend 6" + above roof



Mortar deterioration at chimney



North flue



South Flue

Gutters/ Downspouts

Type: Vinyl
Condition: Satisfactory

Electrical

Outlets: Tested
Switches/Lights: Tested

Plumbing

Hose Bibs: Anti-siphon
Gas Piping: Inspected



Current code would not allow a gas meter to be located within 3' of a foundation vent

Crawlspace

General

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

Moisture

Ventilation: Appears adequate
Vapor Barrier: As required
Moisture Intrusion: - *Minor evidence of prior moisture on vapor barrier. No moisture currently on vapor barrier*
Sump Pump: None visible

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

Plumbing

Condition: Satisfactory
Valves/ Other: None visible



Connection of copper to galvanized pipes for rear hose bib may lead to galvanic corrosion and an eventual leak

Electrical

Outlets: None visible
Wiring/ junction boxes: - *Edge of metal strap is in contact with electrical wire near crawl access. This condition could result in cutting of the protective covering of the wires*



Edge of Metal strap in contact with electrical wire

Heating/ Ventilation

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

Structural Pests

Conductive Material: - Wood debris should be removed from crawlspace (WDO conducive condition)
Visible Evidence: No visible evidence

Nuisance Pests

Visible Evidence: No visible evidence

Living Room and Hallway

Location: Floor 1

General Room Condition

Visibility: Room is occupied
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
- *Squeak at hardwood floor in front of fireplace. Correction would likely require face nailing of hardwood to joists or beam below*
- *Minor roll in floor at beam beneath Living room*

Electrical

Switches/Lights: All visible tested
Outlets: - Several outlets indicate open ground. Recommend review by a licensed electrician. Additional outlets are also recommended for "modern needs"
Smoke Detector: Tested

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory

Windows

Glazing: No visible defects
Tempered: Not required
Operation: - *Unable to open several windows*

Doors/Millwork

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

Fireplace

Type: Masonry wood-burning
Tested: Doors and damper

Kitchen and Nook

Location: Floor 1

General Room Condition

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

Appliances

Oven: - *Manual lighting of gas. Ignition not tested*
Cooktop: Tested
Ventilation: Tested
Refrigerator: Tested

Plumbing

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

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested
- *GFCI outlet indicates open ground. Recommend review by a licensed electrician*

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory

Windows

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

Doors/Millwork

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

Utility Room

Location: Floor 1

General Room Condition

Visibility: Room is occupied
Structural Movement: No visible evidence
Moisture Infiltration: - *Minor water stain at ceiling. Does not appear to be active leak*
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

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

Heating

Source: *Electric wall register; not tested due to washer and dryer obstruction*
Air Flow/ Heat Gain: - Not tested
Mechanical ventilation: - None

Windows

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

Doors/Millwork

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

Appliances

Washer: Tested rinse cycle
Dryer Connection: Natural gas
Dryer: Tested. Vented to outside
Appliance Condition: Satisfactory

Bedrooms 1 and 2

Location: Floor 1

General Room Condition

Visibility: Rooms are occupied
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
- Hardwood at N.W. bedroom is not finished

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested
Smoke Detector: Tested

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory

Windows

Glazing: *- Minor crack in glass at N.W. bedroom*
Tempered: Not required
Operation: Tested
Egress: Appears to meet current egress standards
Screen: *- Screens not installed at several windows*

Doors/Millwork

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

Main Bathroom

Location: Floor 1

General Room Condition

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

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested
- GFCI outlet indicates open ground. Recommend review by a licensed electrician

Heating

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

Doors/Millwork

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

Plumbing

Functional flow: Appears adequate
Hot/ Cold: Tested
Drainage: Appears adequate
Visible leaks: None visible
Caulking: Satisfactory
Toilet Secure: - Toilet is not secure to floor
Tub/Shower surround: Satisfactory
Fixtures: No visible defects
- Drain stop not installed at sink

Attic

Location: Over main body of house

General

Visibility: Space is vacant
Access location: Hallway pull down stairs
How viewed: Traversed entire attic space



Debris in attic

Moisture

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

Structural

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

Insulation

Type: Batt
Condition: Satisfactory where visible

Flues/Vent Stacks

Plumbing Stacks: All vented to exterior
Gas Flues: No visible defects
- Recommend shield around flue to keep combustibles 1" + away from flue



Furnace flue should have shield to prevent combustibles from coming within 1”

Electrical

Outlets: - Not tested
Wiring/ junction boxes: No visible defects

Structural Pests

Conducive 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

Only conducive condition is various construction debris in crawlspace.
No structural pests or other conducive conditions noted