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WSDA Inspector 79988
WSDA Control # 10760AQ-090



Client:
Address:

Property Description: (2) story single family home
Estimated property age: Built 2017 per listing
Occupancy Status: Staged

Inspection Date: 11/29/2017
Inspection Time: 9:00 A.M. - 11:30 A.M. +/-
Weather Conditions: Overcast, 55 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. “Satisfactory” is defined as the item serving its intended purpose

- Items in this font are general comments throughout report.

Electrical System

Plumbing

- The domestic water pressure substantially exceeds the maximum pressure of 80 PSI. The excess pressure may result in premature pipe or plumbing fixture failure. Recommend installation of a pressure reducing valve (this type of valve was not located)
- The fire suppression system is not active

Heating System

- All debris should be removed from the drip pan located below the furnace as the debris could clog the drain line
- There is a substantial imbalance in the heating supply from floor 1 to 2. The heating system ducts need to be balance to provide an equal distribution of the airflow

Water Heater

Site

- The open drain pipe located at the North side yard should be cut to grade and capped
- House identification numbers are not installed
- A certificate of occupancy should be provided from the local building jurisdiction

Building Exterior

- A flashing (boot) at a plumbing vent located above the S.W. side of the home is bent upwards which could result in moisture intrusion. This vent may be positioned the wrong direction
- The weather-proof cover is not installed at a roof fall protection anchor located at the East facing roof area
- The gutters do not appear to be properly sloped as there is substantive standing water in the gutters
- The material used for the stair nosing is not consistent. Both cedar and white wood have been used

Crawlspace

- The vapor barrier is not installed at several small areas of the crawlspace
- There is evidence of active moisture intrusion at the crawlspace
- The moisture intrusion and missing vapor barrier noted above are WDO conducive conditions

Garage

- The walls and ceiling are textured, however not painted
- Recommend the installation of a safety (vehicle impact) bollard in front of the mechanical equipment. This item would typically be required for a building final

- The garage doors do not auto reverse with reasonable force. Recommend adjustment to the auto reverse sensitivity setting
- All domestic water pipes within the garage should be insulated

Dining Room

- The dining room light fixture is not plumb and level

Living Room

- The South window is very difficult to operate
- Recommend sealing the gas pipe penetration with metal foil tape to reduce air infiltration

Kitchen and Nook

- There is evidence of an active leak from the ceiling area of the Nook. This moisture is LIKELY related to the shower door issue as noted in the Master Bedroom section
- Scribe molding should be installed at the side of the cabinets and cabinet panels where adjacent to the walls
- The second drawer down at the island needs adjustment as it rubs on the adjacent drawer
- The light located above the sink appears to be inoperative
- The wall switch for the disposal should be replaced with a GFCI protected outlet as an air switch is installed for the disposal. This wall switch is redundant
- The dishwasher is inoperative; Miele error F14

Powder Room

- Unable to test the electrical outlet as the mirror obstructs access to the outlet
- The toilet paper holder is not properly secured

Floor 1 Bedroom Suite

- The window needs adjustment as it is very difficult to operate
- The bedroom door needs adjustment as the lower area of the door rubs on the jamb. Minor settlement or changing humidity will result in the door binding on the jamb
- The base shoe in the bedroom is not caulked or painted
- The towel ring is not installed
- The toilet paper holder is not properly secured
- The sink drain should be adjusted to center so that the black seal is not visible
- The shower door/seals need adjustment as the seals do not close the gaps from pan to top of door as designed

Hallways

- The fire suppression system heads are not installed throughout the home
- The doorbell transform installation at the coat closet is incomplete. The doorbell system is inoperative
- The construction sock should be removed from the floor 2 detector
- Window screens should be throughout the home as is typical with new construction
- There is no base weather-stripping at the entryway door
- A doorstop is not installed at the entryway door
- The millwork installation throughout the home is not within industry standards (especially for this price of home)
- Several of the balusters are not properly secured

Master Bedroom Suite

- There is a substantial roll in the floor in the vicinity of the bedroom door. This appears to be related to poor workmanship
- Pulls should be installed at the closet drawers
- The bathtub is not adequately secured (rotates)
- The diverters for the tub does not appear to function as designed. There is minimal water flow to the hand held sprayer when selected

