



(425) 652-6515
www.Hergert.com
Kevin @ Hergert.com
Wa. Home Inspector 619
WSDA Inspector 79988
WSDA Control # 11179AQ-012



Client:
Address: Duvall, Wa

Property Description: (2) story single family home
Estimated property age: Built 1991 per listing
Occupancy Status: Vacant

Inspection Date: 11/4/2019
Inspection Time: 3:30 P.M. - 6:00 P.M. +-
Weather Conditions: Overcast, 40 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 which do not relate to a “defect”.* *Some of these comments are in the body of the report and not included in the Summary below*

Electrical System

- A “homeowner” installed circuit-branch wiring has been installed. Recommend removal of this improperly installed wiring by a licensed electrician

Plumbing

Heating

- The age of the furnace is 8 years. The remaining anticipated useful life expectancy is 17 years
- See the comment in the Garage section regarding moisture at the sidewall

Water Heater

- The age of the water heater is 6 years. The remaining anticipated useful life expectancy is 6 years
- Earthquake restraints in compliance with WAC 51-56-0507.2 are not installed. Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Seismic straps shall be located within upper and lower 1/3 of tank height. 4 inches min above controls
- The water temperature was measured at 127 deg F; this temperature is above the recommended setting of 120 deg F. This adjustment is typically a simple adjustment to the water heater thermostat

Site

- Recommend sealing all cracks at the driveway to help reduce further deterioration from moisture intrusion and damage from the expansion of freezing moisture
- The gaps at the driveway expansion joints are a potential trip hazard
- There is substantial settlement of the front walkway. A trip hazard exists due to the raised edges at the walkway
- The metal brackets located at the ground of the side yard are a trip hazard. These brackets appear to be from removed trellises
- Seller: demonstrate that the mechanical awning at the rear deck functions as designed

Building Exterior

- There is evidence of wood rot at the lower edge of the siding of the Living room bay window
- The gutter drainage system located at the right side of the garage is not completed in a workmanlike manner. There is evidence that water will spill over the lower gutter onto the driveway and walks and the downspout extension located in front of the walkway is not properly installed to prevent leakage
- Recommend relocation of the downspouts noted above to a location that will prevent water from being discharged onto the driveway and walks. The discharge may result in the buildup of moss and/or ice
- The photocell sensor for the post light is painted over, therefore will not function as designed
- Recommend GFCI protection for the exterior electrical outlets located adjacent to the Living room and garage

- Recommend the installation of lag bolts to fasten the deck ledger to the home. Although likely not required at the time of construction of the home, this fastening system is a new “code” requirement to reduce the likelihood of failure of a deck structure

Crawlspace

- The domestic water pipes are not insulated which is consistent with the age of construction of the home
- A domestic water supply pipe located below the Kitchen is not adequately secured to the framing. This condition puts excessive stress on the pipe connections
- There is substantial air and lint leakage at the dryer vent connection to the exterior
- All wood and cardboard debris should be removed from the crawlspace (WDO conducive condition)

Garage

- There is evidence of an active leak in the vicinity of the furnace condensate drain/water tank pressure relief valve. The leak may be at the connections of the pipe fittings (elbow). Minor wood rot is visible at this area
- The pet door cut into the garage to house door is a breach in the 1 hour fire separation from the garage to the living spaces
- The garage door openers do not have photocell reverse sensors. These sensors are a highly recommended safety feature and are required for all new garage door opener installations
- Recommend GFCI protection for all of the garage electrical outlets
- Plate covers should be installed at all electrical boxes/outlets were missing. The GFCI outlet should be properly secured in the box

Living Room, Dining Room, and Den

- There is significant damage to a window screen in the Dining room

Kitchen and Nook

- There is active leakage from the dishwasher drain hose when the appliance is draining
- Seller: Is there a water supply to the refrigerator? If so, demonstrate this the supply and ice/water features of the refrigerator function as designed
- Unable to open the North window in the Nook with reasonable force applied
- There is significant damage to most of the window screens; (1) is not installed

Family Room

- There is significant damage to the window screens

Powder Room

- Mirrors are not installed in the bathroom
- The toilet paper holder is not properly secured

Laundry Room

- Recommend GFCI protection for the Laundry room electrical outlets located within 6' of the sink

Hallways

- The carbon monoxide detectors should be affixed to the wall
- There is substantive paint overspray at the exterior of many windows throughout the home
- The interior trim plate is missing at the front door knob

Master Bedroom Suite

- Recommend re-caulking the vinyl flooring to the shower pan
- The electrical outlet located at the right sink is not properly wired; reverse polarity
- The painter's tape should be removed from the smoke detector

- The gaps between the tub and tub deck should be caulked

Bedrooms 2 and 3

- A window seal is failed at the rear yard facing bedroom resulting in condensation between the glass (fogging)

Main Bathroom

Attic

Electrical System

Service

Type: Underground
Condition: Satisfactory
Meter Location: Side of garage

Panel

Location: Garage
Manufacturer: Cuttler Hammer
Type: Dual bus bar
Panel Rating: 200 AMP
Main Disconnect: 200 AMP
Serv. wire Size/ Rating: Estimated 200 AMP
Sub-panel: No
Grounding: To an exterior ground rod; limited visibility
Panel Clearance: 30" wide, 3' in front as required
Panel Cover: Satisfactory



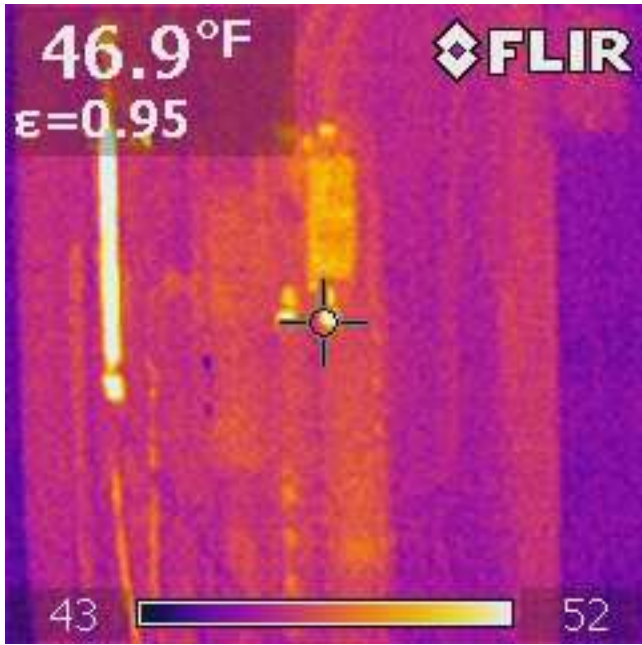
Electrical panel



Electrical system grounding

Breakers/ Wiring

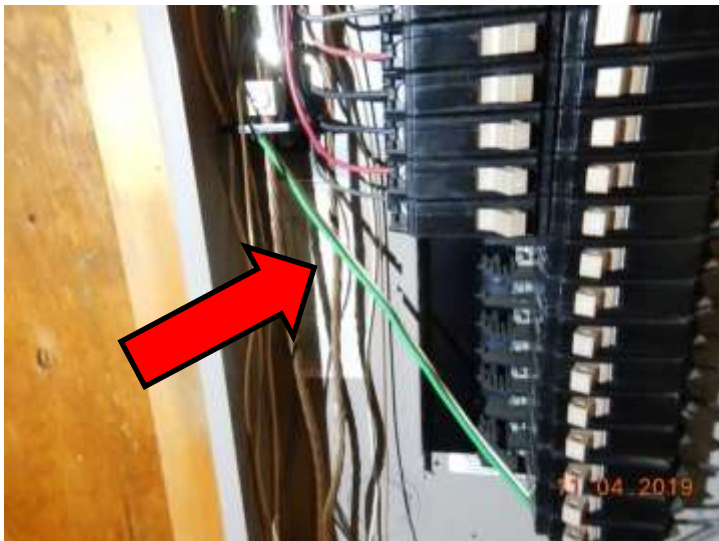
Type: Copper romex and multi-strand aluminum
Breakers: - A "homeowner" installed circuit-branch wiring has been installed. Recommend removal of this improperly installed wiring by a licensed electrician
Circuit breaker legend: Appears proper and complete. Individual circuit breakers are not tested



No evidence of overheating



Electric service permit tag



Homeowner installed wires under tension



Homeowner added wiring/ outlet

Plumbing

Domestic Water

Supply: Public water per listing; not included in this inspection

Supply Pipe: Copper pipe where visible

House Piping: Copper pipe where visible

Main Water Shut off: @ garage

Measured water pressure: 60 P.S.I. Water pressure is adequate and not excessive



Domestic water shut off



Domestic water distribution pipes



Water pressure is adequate and not excessive

Sanitary Sewer

Discharge: Public sewer; not included in the inspection
House Piping: ABS where visible



ABS waste lines

Heating

Furnace

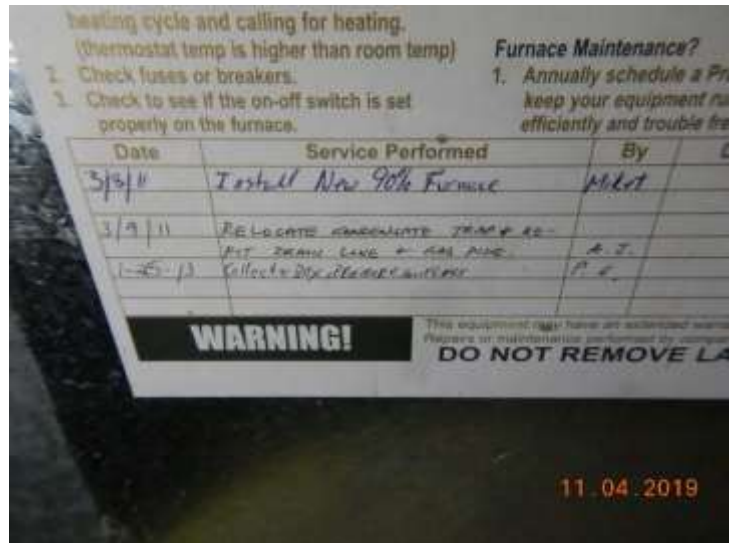
Location: Garage
Make/ Model: Lennox
Fuel Type: Natural gas
BTUH Input: 66,000
BTUH Output: 62,000
Efficiency Rating: High-efficiency

Useful Life

Est. Useful Life new: 25 years
Serial number/year: 2011
Est. age of furnace: 8 years based on the serial number
Est remaining life: - The age of the furnace is 8 years. The remaining anticipated useful life expectancy is 17 years
Servicing: The furnace has been serviced within the past (2) years as recommended as per the tag on the furnace
- See the comment in the Garage section regarding moisture at the sidewall
- *The inspection of the heat exchanger involves dismantling of the components of the furnace and is beyond the scope of a Home Inspection*



Furnace



Service tag

Operation

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



Furnace filter location

Flue/ Gas Piping

Flue condition: Satisfactory

Flue clearances: Satisfactory

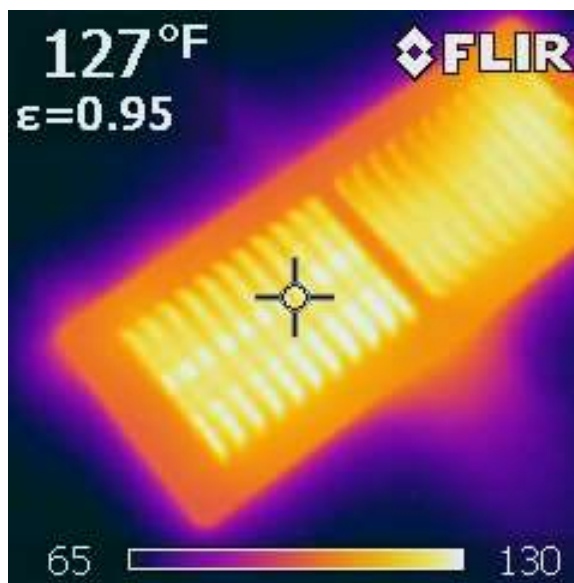
Heat Gain

Rating: 30-60 deg F

@ return air: 70 deg F

@ nearest register: 127 deg F

Heat Gain: 57 deg F. Heat gain is within specifications of the furnace



Temperature measured at a heat register

Water Heater

Water Heater

Location: Garage
Manufacturer: Whirlpool/ US Craftmaster
Fuel Type: Natural gas
Capacity: 50 gallon



Water Heater



Data plate

Useful Life

Est. Useful Life new: 12 years
Serial number/year: 1308...
Est. age of heater: 6 years based on the serial number
Est. remaining life: - The age of the water heater is 6 years. The remaining anticipated useful life expectancy is 6 years

Gas venting and Plumbing

Flue secure: Inspected
Clearances: As required where visible
Draft Hood: Inspected
Water connection: Inspected
Expansion Tank: Yes
Drip pan: Installed

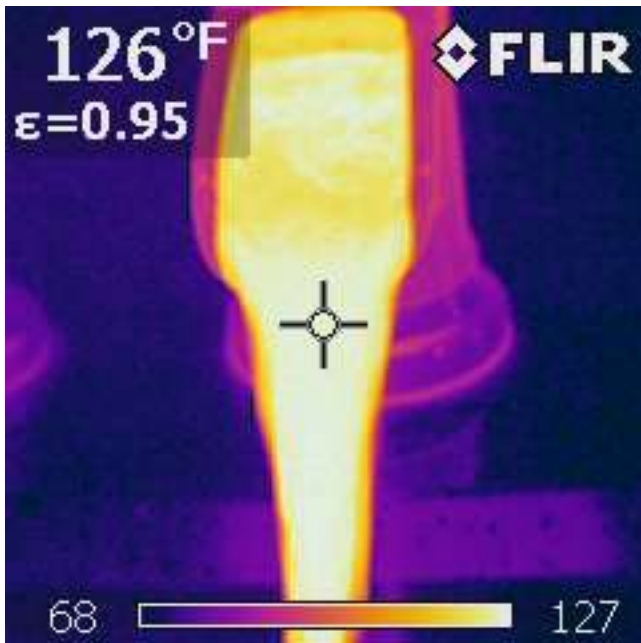
Safety

TPR valve: As per required

Earthquake Straps: - Earthquake restraints in compliance with WAC 51-56-0507.2 are not installed. Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Seismic straps shall be located within upper and lower 1/3 of tank height. 4 inches min above controls

Safe water temperature: 120 deg F per industry standards

Measured temperature: - The water temperature was measured at 127 deg F; this temperature is above the recommended setting of 120 deg F. This adjustment is typically a simple adjustment to the water heater thermostat



Hot water temperature



Temperature setting

Site

Site

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

Driveway

Type: Concrete
Condition: - Recommend sealing all cracks at the driveway to help reduce further deterioration from moisture intrusion and damage from the expansion of freezing moisture
Trip Hazard: - The gaps at the driveway expansion joints are a potential trip hazard



Cracks at the driveway, rotted out expansion joints

Front walks/ steps

Type: Concrete
Condition: Satisfactory
Trip Hazard: - There is substantial settlement of the front walkway. A trip hazard exists due to the raised edges at the walkway
Handrails: A reasonable graspable handrail is installed
Barricades: A reasonable barricade is installed



Trip hazard at the vertical displacement

Rear walks/ steps

Type: Concrete
Condition: Satisfactory
Trip Hazard: None

Miscellaneous

House Identification #: Visible
Overhead Power Lines: No
Retaining Walls: None that affect structure
Underground Oil Tank: No visible evidence
Other: - The metal brackets located at the ground of the side yard are a trip hazard. These brackets appear to be from removed trellises
- Seller: demonstrate that the mechanical awning at the rear deck functions as designed



Metal bracket set in the ground



The awning did not respond to the remote control

Building Exterior

General Condition

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

Siding and Vents

Type: Cedar
Condition: Overall satisfactory
- There is evidence of wood rot at the lower edge of the siding of the Living room bay window
Window/Door Flashing: Satisfactory
Paint and caulking: Satisfactory
Exterior vents: Satisfactory



See image to right



Evidence of wood rot

Roof

Estimated Pitch: 6:12
Material: Composition
Layers: 1+
How Inspected: From floor 2, the street, rear yard, and a drone
Roof access condition: Roof was not traversed as traversing the roof is deemed unsafe by the inspector
Condition: Overall satisfactory
Ventilation: Eave and ridge vent
Plumbing Vents: Satisfactory
Flues: Satisfactory
Flashing: Satisfactory



Garage area roof



Chimney. A minor crack is visible at the cap



Skylight



Plumbing vent



The roof appears to have been installed in 2013 based on the date stamp of the roof sheathing



High ridge

Gutters/ Downspouts

Type: Continuous metal

Condition: - The gutter drainage system located at the right side of the garage is not completed in a workmanlike manner. There is evidence that water will spill over the lower gutter onto the driveway and walks and the downspout extension located in front of the walkway is not properly installed to prevent leakage
- Recommend relocation of the downspouts noted above to a location that will prevent water from being discharged onto the driveway and walks. The discharge may result in the buildup of moss and/or ice



The upper downspout will overshoot the lower gutter during strong rain events



Evidence of water discharge onto the walkway and driveway



The connection of the extension is installed backwards which will allow leakage

Electrical

Switches/Lights: All visible tested

- The photocell sensor for the post light is painted over, therefore will not function as designed

Comment: Exterior lights activated by motion and/or darkness are not tested

Outlets: All visible and accessible outlets were tested for proper polarity and grounding

- Recommend GFCI protection for the exterior electrical outlets located adjacent to the Living room and garage



Painted photocell sensor

Plumbing

Hose Bibs: Satisfactory

Gas Piping: Satisfactory

Decks

Structure: Pressure treated joists, beams, and posts

Decking: Cedar

Condition: Overall satisfactory

Connection to structure: - Recommend the installation of lag bolts to fasten the deck ledger to the home. Although likely not required at the time of construction of the home, this fastening system is a new “code” requirement to reduce the likelihood of failure of a deck structure

Trip Hazard: None identified

Handrails: A reasonable graspable handrail is installed

Barricades: A reasonable barricade is installed



The deck is not lag bolted to the home

Crawlspace

The crawlspace is inspected with access as defined as per the Washington State Standards of Practice. Areas that are not reasonably or safely accessible are not inspected. Insulation is not removed as a part of this inspection.

General

Visibility: Space is vacant
Access location: Entry coat closet
How viewed: Traversed entire crawlspace where accessible as per the Washington State standards of practice
Tip: Recommend a visual observation of the crawlspace at least twice per year to check for moisture, rodents, disconnected heating ducts, plumbing leaks, or other defects

Moisture Intrusion

Ventilation: Appears adequate
Vapor Barrier: Appears adequate
Moisture Intrusion: No visible evidence
Sump Pump: None visible



The white is evidence of high moisture, however no moisture intrusion was noted

Structural

Foundation: No substantive visible defects. Minor foundation cracks are typical
Mudsill: No visible defects, limited visibility
Joists: No visible defects; limited visibility
Post-Beams: Satisfactory
Structural Movement: No visible evidence of substantive movement

Insulation

Under-floor: Satisfactory

Domestic Water Pipes: - The domestic water pipes are not insulated which is consistent with the age of construction of the home

Heating Supply: Satisfactory

Plumbing

Waste lines: Satisfactory

Domestic water lines: - A domestic water supply pipe located below the Kitchen is not adequately secured to the framing. This condition puts excessive stress on the pipe connections

Valves/ Other: None located



Pipe not secured to the framing

Electrical

Outlets: None visible

Wiring/ junction boxes: No visible defects

Heating/ Ventilation

Duct Work: No visible defects

Ventilation Ducts: No visible defects

Gas Piping: No visible defects

Dryer vent: - There is substantial air and lint leakage at the dryer vent connection to the exterior



Evidence of lint leakage

Structural Pests

Conducive conditions: - All wood and cardboard debris should be removed from the crawlspace (WDO conducive condition)

Visible Evidence: No visible evidence



Debris in the crawlspace (typ)

Nuisance Pests

Visible Evidence: No visible evidence

Tip: Rodents are a common problem in crawlspaces. Recommend a proactive approach by setting rodent traps

Garage

Location: Attached

All components of the garage tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore, all areas and components may not be visible or tested.

General Room Condition

Visibility: Space is vacant

Structural Movement: No visible evidence of substantive structural movement

Moisture Intrusion: - There is evidence of an active leak in the vicinity of the furnace condensate drain/water tank pressure relief valve. The leak may be at the connections of the pipe fittings (elbow). Minor wood rot is visible at this area

Walls: Satisfactory

Ceiling: Satisfactory

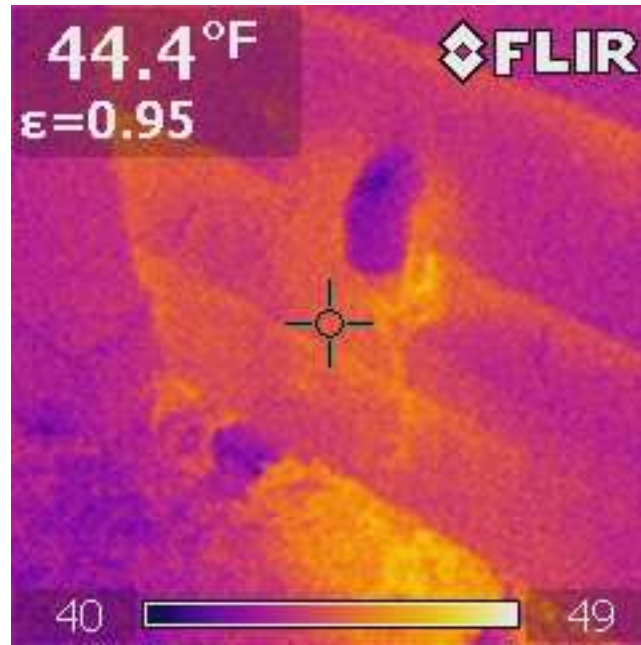
Slab: Satisfactory. Minor horizontal shrinkage cracks are typical and not a concern



Evidence of wood rot



High moisture reading



Infrared image from the exterior

Safety

Sources of ignition: All 18" or more above the slab where required

Safety bollard: There is no need for a bollard as there is no substantive risk of vehicular impact with the mechanical equipment

Fire separation: - The pet door cut into the garage to house door is a breach in the 1 hour fire separation from the garage to the living spaces



Pet door cut into the door to the house

Garage Door

- Type: Wood roll up
- Door condition: The doors are in satisfactory condition
- Springs and tracks: The springs and tracks appear to be in satisfactory condition
- Garage door openers: Yes
- Auto reverse of impact: Reversed when reasonable force was applied
- Photo cell reverse sensors: - The garage door openers do not have photocell reverse sensors. These sensors are a highly recommended safety feature and are required for all new garage door opener installations

Electrical

- Switches/Lights: All visible tested
- Outlets: All visible and accessible outlets were tested for proper polarity and grounding
- Recommend GFCI protection for all of the garage electrical outlets
- Tip: it is not recommended to plug a freezer into a GFCI electrical outlet as the motor may trip the GFCI circuit*
- Plate covers should be installed at all electrical boxes/outlets were missing. The GFCI outlet should be properly secured in the box



Open electrical wires



Unsecured GFCI outlet

Heating and Venting

- Heat ducts: Satisfactory

Windows

Glazing: No visible defects
Operation: The windows operate as intended

Exterior Doors

Operation/latching: Tested for proper operation and latching
Door condition: The door operates as intended

Plumbing

Domestic waste lines: There is no evidence of leakage at the plumbing waste lines located within the garage
Domestic water lines: There is no evidence of leakage at the domestic water lines located in the garage

Living Room, Dining Room, and Den

Location: Floor 1

All components of this area are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

General Room Condition

Visibility: Rooms are occupied
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Tip: some electrical outlets may be controlled by a wall switch

Heating and Venting

Source: Forced air register
Air Flow/ Heat Gain: Appears to be satisfactory

Windows

Glazing: No visible defects
Operation: The windows operate as intended
- Windows not accessible in the Living room, therefore not tested for operation
Screen: *- There is significant damage to a window screen in the Dining room*

Doors/Millwork

Operation/latching: Tested for proper operation and latching
Door condition: Satisfactory
Millwork condition: Satisfactory

Fireplace

Type: Masonry wood burning with gas log insert

Tip: the inside of the glass cover of sealed direct vent gas fireplaces tends to become dirty over time. The glass can be removed for cleaning purposes. All gas valves should be in the Off position during removal of the glass and cleaning

Tested: Ignition of the fireplace and blower fan

Condition: Satisfactory where visible

Kitchen and Nook

Location: Floor 1

All components of the Kitchen are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

General Room Condition

- Visibility: Rooms are occupied
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory



Prior surface damage to the hardwood flooring.
Appears to be from a prior pet dish

Electrical

- Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Kitchen outlets tested for proper GFCI protection

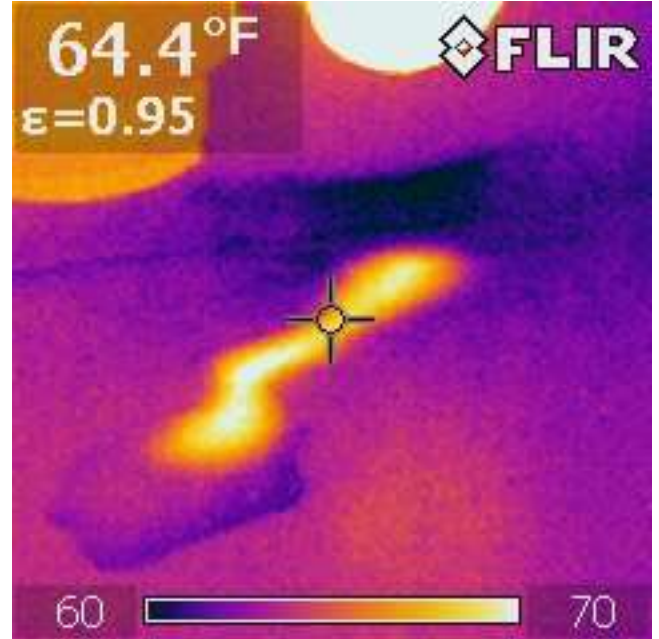
Appliances

- Dishwasher: Tested a full cycle. Not all functions and settings are tested
Dishwasher drainage: Sink area air gap
- There is active leakage from the dishwasher drain hose when the appliance is draining

- Cooktop: Tested all burners
- Oven: Tested. Not all functions and settings are tested
- Ventilation: Tested
- Refrigerator: The refrigerator appears to be operative. Not all functions and settings are tested
 - Seller: Is there a water supply to the refrigerator? If so, demonstrate this the supply and ice/water features of the refrigerator function as designed



Leakage from the dishwasher drain



Moisture in the sink base cabinet from the leakage noted in the image to the left

Heating

- Source: Forced air register
- Air Flow/ Heat Gain: Appears to be satisfactory

Windows

- Glazing: No visible defects
- Operation: - Unable to open the North window in the Nook with reasonable force applied
- Screen: - There is significant damage to most of the window screens; (1) is not installed

Doors/Millwork

- Operation/latching: Tested for proper operation and latching
- Door condition: Satisfactory
- Millwork condition: Satisfactory

Plumbing

Overall functional flow: Appears adequate

Sink: No visible defects or leakage identified

- *See the comment in the prior page regarding the dishwasher drain*

Garbage disposal: Tested for proper operation

Family Room

Location: Floor 1

All components of this area are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

General Room Condition

Visibility: Room is vacant
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Tip: some electrical outlets may be controlled by a wall switch

Heating and Venting

Source: Forced air register
Air Flow/ Heat Gain: Appears to be satisfactory

Windows

Glazing: No visible defects
Operation: The windows operate as intended
Screen: - There is significant damage to the window screens

Doors/Millwork

Operation/latching: Tested for proper operation and latching
Door condition: Satisfactory
Millwork condition: Satisfactory

Fireplace

Type: Metal wood burning
Tested: Damper
Condition: Satisfactory where visible

Powder Room

Location: Floor 1

All components of the bathroom are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

General Room Condition

Visibility: Room is occupied
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory
Mirrors: - Mirrors are not installed in the bathroom

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Bathroom outlets tested for proper GFCI protection

Heating and Venting

Source: Adjacent spaces
Air Flow/ Heat Gain: Appears to be satisfactory
Mechanical ventilation: Tested the operation of the fan motor

Doors/Millwork

Operation/latching: Tested for proper operation and latching
Door condition: Satisfactory
Millwork condition: Satisfactory
Bath Hardware: - The toilet paper holder is not properly secured

Plumbing

Overall functional flow: Appears adequate
Sink(s): No visible defects or leakage identified
Toilet: No visible defects or leakage identified

Laundry Room

Location: Floor 1

All components of the Utility room are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested. The dryer vent is not tested unless a dryer is connected.

General Room Condition

Visibility: Room is occupied
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
- Recommend GFCI protection for the Laundry room electrical outlets located within 6' of the sink
- *A ground fault circuit interrupter, also known as ground fault or GFCI protection, is essentially a fast-acting fuse that is intended to prevent electrocution. Ground fault interrupters (GFCI) are intended to trip when there is a difference in the currents in the hot and neutral wires. The GFCI protection may be located at the circuit breaker in the electrical panel or an individual electrical outlet with a reset type button. All electrical outlets down-circuit are protected; therefore not every GFCI protected electrical outlet will have a reset button. GFCI protection is different than the protection provided by the circuit breakers located in the electrical panel. Those circuit breakers are intended to prevent electrical fires*

Heating and Venting

Source: Forced air register
Air Flow/ Heat Gain: Appears to be satisfactory
Mechanical ventilation: Tested the operation of the fan motor

Doors/Millwork

Operation/latching: Tested for proper operation and latching
Door condition: Satisfactory
Millwork condition: Satisfactory

Plumbing

Overall functional flow: Appears adequate

Sink(s): No visible defects or leakage identified

Laundry Machines

Clothes washer: - *A clothes washer is not installed; plumbing not tested*

Clothes dryer: - *A clothes dryer is not installed*

Dryer venting: To the exterior where visible

Maintenance tip: Dryer vents should be kept clean of lint build up as they can become a fire hazard

Hallways

Location: Floors 1 and 2

All components of this area are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

General Room Condition

- Visibility: Space is occupied
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

General comment: Flooring covered by rugs or furniture may discolor at a different rate than uncovered flooring. Personal belongings, including rugs, are not moved during an inspection

Electrical

- Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Tip: Some lights may be controlled by several light switches. As a result, the On position for a switch may not always be in the Up position
Doorbell: Tested
Smoke detector: Yes
CO Detectors: Yes, as per RCW 19.27.530
- The carbon monoxide detectors should be affixed to the wall
- RCW 19.27.530 Carbon monoxide ... for any owner-occupied single-family residence that is sold on or after July 26, 2009, the seller must equip the residence with carbon monoxide alarms in accordance with the requirements of the state building code before the buyer or any other person may legally occupy the residence following such sale. An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units and on each level of the dwelling and in accordance with the manufacturer's recommendations.
-

Windows

- Glazing: No visible defects
- There is substantive paint overspray at the exterior of many windows throughout the home
Operation: Fixed
Skylight: Satisfactory

Doors/Millwork

Operation/latching: Tested for proper operation and latching
- The interior trim plate is missing at the front door knob

Door condition: Satisfactory

Millwork condition: Satisfactory

Stairwell

Graspable handrails: A reasonable graspable handrail is installed

Barricades: A reasonable safety barricade is installed

Trip hazard: Satisfactory

Master Bedroom Suite

Location: Floor 2

All components of the bedroom and bathroom are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

General Room Condition

Visibility: Room is occupied

Structural Movement: No visible evidence of substantive structural movement

Moisture Intrusion: No visible evidence

Walls: Satisfactory

Ceiling: Satisfactory

Flooring: - Recommend re-caulking the vinyl flooring to the shower pan

Cabinets: Satisfactory

Countertops: Satisfactory

Mirrors: Satisfactory

Electrical

Switches/Lights: All visible tested

Outlets: All visible and accessible outlets were tested for proper polarity and grounding

- The electrical outlet located at the right sink is not properly wired; reverse polarity

Tip: some bedroom electrical outlets may be controlled by a wall switch

Bathroom outlets tested for proper GFCI protection

Smoke detector: - The painter's tape should be removed from the smoke detector

Heating and Venting

Source: Forced air register

Air Flow/ Heat Gain: Appears to be satisfactory

Mechanical ventilation: Tested the operation of the fan motor

Tip: bathroom ventilation fans (if available) should be operated for at least 20 minutes after a shower in order to remove the excess humidity. A timer type switch is a recommended

Windows

Glazing: No visible defects

Operation: The windows operate as intended

Egress: Appears to provide reasonable emergency egress

Screen: No substantive visible defects

Doors/Millwork

Operation/latching: Tested for proper operation and latching
Door condition: Satisfactory
Millwork condition: Satisfactory
Bath Hardware: Satisfactory

Plumbing

Overall functional flow: Appears adequate
Sink(s): No visible defects or leakage identified
Bathtub-Shower: No visible defects or leakage identified
- The gaps between the tub and tub deck should be caulked
Shower Door: The shower door is in satisfactory condition
Comment: shower pans and shower doors within the house are not tested with a person inside, therefore actual conditions for usage are not tested
Toilet: No visible defects or leakage identified
Comment: plumbing fixture valves within the house are not tested. Some valves may leak once turned on and off or to another position



Gaps surrounding the bathtub

Bedrooms 2 and 3

Location: Floor 2

All components of the bedroom and bathroom are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

General Room Condition

Visibility: Room is vacant
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Smoke detector: Yes

Heating and Venting

Source: Forced air register
Air Flow/ Heat Gain: Appears to be satisfactory

Windows

Glazing: - A window seal is failed at the rear yard facing bedroom resulting in condensation between the glass (fogging)
Operation: The windows operate as intended
Egress: Appears to provide reasonable emergency egress
Screen: No substantive visible defects

Doors/Millwork

Operation/latching: Tested for proper operation and latching
Door condition: Satisfactory
Millwork condition: Satisfactory

Main Bathroom

Location: Floor 2

All components of this bathroom are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

General Room Condition

Visibility: Room is occupied
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory
Mirrors: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Bathroom outlets tested for proper GFCI protection

Heating and Venting

Source: Forced air register
Air Flow/ Heat Gain: Appears to be satisfactory
Mechanical ventilation: Tested the operation of the fan motor

Windows

Glazing: No visible defects
Operation: The windows operate as intended
Screen: No substantive visible defects
Skylight: Satisfactory

Doors/Millwork

Operation/latching: Tested for proper operation and latching
Door condition: Satisfactory
Millwork condition: Satisfactory
Bath Hardware: Satisfactory

Plumbing

Overall functional flow: Appears adequate

Sink(s): No visible defects or leakage identified

Shower: No visible defects or leakage identified

Shower Door: The shower door is in satisfactory condition

Toilet: No visible defects or leakage identified

Attic

Location: Over main body of house

General

Visibility: Space is vacant
Access location: Master Bedroom closet
How viewed: Traversed entire attic space where safe and accessible

Moisture

Roof Ventilation: Appears adequate
Moisture Intrusion: No visible evidence
Bathroom Vents: All vent to the outside where visible



Bathroom ventilation duct



Roof framing/ venting

Structural

Structure Type: Manufactured trusses
Sheathing: 1 x with OSB
Structural Movement: No visible evidence

Insulation

Type: Blown in
Condition: Satisfactory

Flues/Vent Stacks

Plumbing Stacks: All vented to exterior
Gas Flues: Satisfactory

Electrical

Outlets: None visible

Wiring/ junction boxes: No visible defects

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-RF: Wood rot fungus
WDO-MA: Moisture ants
WDO-CA: Carpenter ants

WDO-RF (1): Siding at living room
WDO-RF (2):

Conductive Conditions (CC)

CC-EW: Ground in contact with structure
CC-VC: Vegetation contact with structure
CC-EM: Excessive Moisture

CC (1): Dryer vent connection in crawlspace
CC (2): Debris in crawlspace (typ)
CC (3): Leak at the furnace condensate line; minor rot is visible
CC (4): Dishwasher drain leak

