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Client:
Address: Seattle, WA 98144

Property Description: Townhouse style
Estimated property age: Built 2020
Occupancy Status: Under construction

Inspection Date: 06/26/2020
Inspection Time: 11:30 A.M. - 1:30 P.M. +-
Weather Conditions: Clear, 75 deg f +-

Hergert Inspection LLC

Kevin Hergert, Member

Table of Contents

Summary of Inspection	3
Electrical System	5
Plumbing	7
Water Heater	8
Site	10
Building Exterior	12
Crawlspace	15
Garage	18
Living Room and Dining Room	19
Kitchen	21
Hallways and Basement Den	23
Bedrooms 2 and 3	26
Main Bathroom	27
Laundry Room	29
Master Bedroom Suite	30
Powder Room.....	33
Basement Bathroom.....	35
North Basement Room.....	36
Structural Pest Inspection Diagram	39

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

Plumbing

Water Heater

- The age of the water heater is approximately 0 years. The remaining anticipated useful life expectancy is 20 years
- The condensate drain is not properly discharging into the drain line. As a result, there is water (condensate) leakage onto the Laundry room floor.

Site

- The driveway apron is substantially out of alignment with the driveway
- A substantive trip hazard exists at the raised area of the walkway where adjacent to the neighboring unit. Walkway illumination is not installed as would typically be required.
- A graspable handrail is not installed at the front steps as would typically be required

Building Exterior

- The gaps at the deck cap-wall should be sealed. There are gaps at the existing caulking.
- All construction debris should be removed from the roof.
- An internal plate cover is missing at the lower deck area electrical outlet
- There are rust stains at the wall cap of the lower deck.
- Recommend installing a safety barricade at the lower deck where the surface to surface vertical height is 30” or more. There is exposed wood at the side of the lower deck that is not rated for weather exposure.

Crawlspace

- The vapor barrier is not installed at some areas of the crawlspace.
- There is evidence of active moisture intrusion at the crawlspace. Recommend further review by a qualified contractor.
- There is no under floor insulation

Garage

Living Room and Dining Room

- There is a substantive drywall imperfection at the mullion between the sliding glass door and window above.
- Seller should demonstrate that the ductless heat pump system provides heat. Unable to turn the system to heating mode during the inspection.
- The sliding glass door needs adjustment as it drags on the track. The latch does not consistently lock the door.

Kitchen

- The drywall around the ventilation hood is not completed in a workmanlike manner.
- The dishwasher is not secured in place
- The shell of the dishwasher has been cut open to provide space for the countertop electrical outlet. Full replacement of the dishwasher will be needed. The electrical outlet will likely need to be abandoned or relocated. A new countertop will be needed to seal the hole of the electric outlet box.
- The refrigerator door is dented
- 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

Hallways and Basement Den

- There are substantive floor squeaks in the vicinity of the powder room
- The multi switch lighting to the upper stairwell is improperly wired. Either of the light switches should be able to control the on and off position of the light without the other light switch having to be set in a certain position
- Some of the smoke/carbon monoxide detectors need replacement of the batteries
- Window screens are not installed throughout the home. Screens are typically included with new construction.
- All windows and tracks should be properly final cleaned.
- The basement closet doors are not fully installed
- There is a slight lean (east-west) to the stairwell from floor 1 to 2, however this item serves its intended purpose.

Bedrooms 2 and 3

- The wall heater at the South bedroom is very loud when operating.
- The large picture window at the South bedroom should be re-cleaned to verify that it is not scratched.
- The door to the North bedroom drags on the carpeting

Main Bathroom

- Bathroom outlets tested for proper GFCI protection. This GFCI outlet controls all of the bathroom outlets within the house
- The debris should be cleaned from the lower edge of the tile tub surround

Laundry Room

Master Bedroom Suite

- The upper drawer at the right sink cabinet intermittently strikes the adjacent door casing.
- The window glass stop at the bedroom window is loose

Powder Room

- There are large gaps at the wall surrounding the electric outlet

Basement Bathroom

- Mirrors are not installed in the bathroom
- There are substantive rusting stains at the surface of the tub

North Basement Room

- There is a large bump at the floor. The bump appears to be a waste line (sewer) cleanout.
- There is no emergency egress for this room, therefore the space should not be considered or utilized as a bedroom. This also pertains to the nearby Den. Per agent, this property is marketed as a 5 bedroom home.

Electrical System

Service

Type: Underground
Condition: Satisfactory
Meter Location: Front of building

Panel

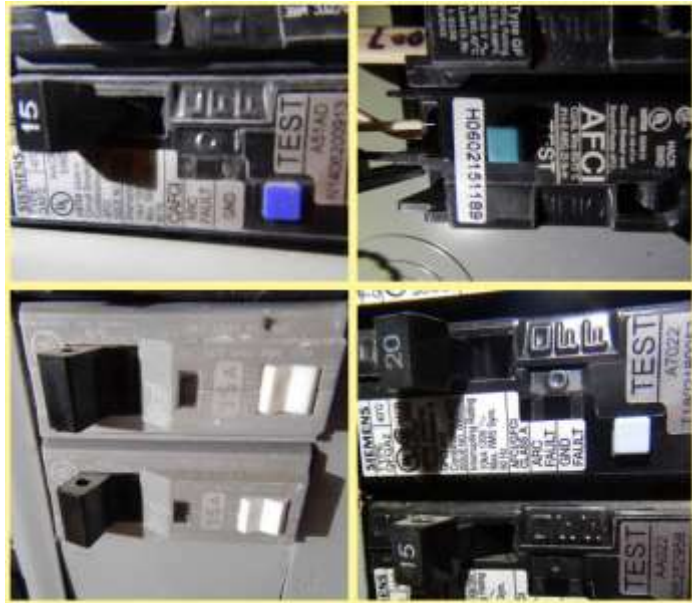
Location: Garage
Manufacturer: Siemens
Type: Dual bus bar
Panel Rating: Panel rating not visible
Main Disconnect: 125 AMP
Serv. wire Size/ Rating: Estimated 125 AMP
Sub-panel: Yes
Grounding: No visibility
Panel Clearance: 30" wide, 3' in front as required
Panel Cover: Satisfactory



Electrical panel

Breakers/ Wiring

Type: Copper romex and multi-strand aluminum
Breakers: No visible defects
Circuit breaker legend: Appears proper and complete. Individual circuit breakers are not tested
Arc fault breakers: Tested



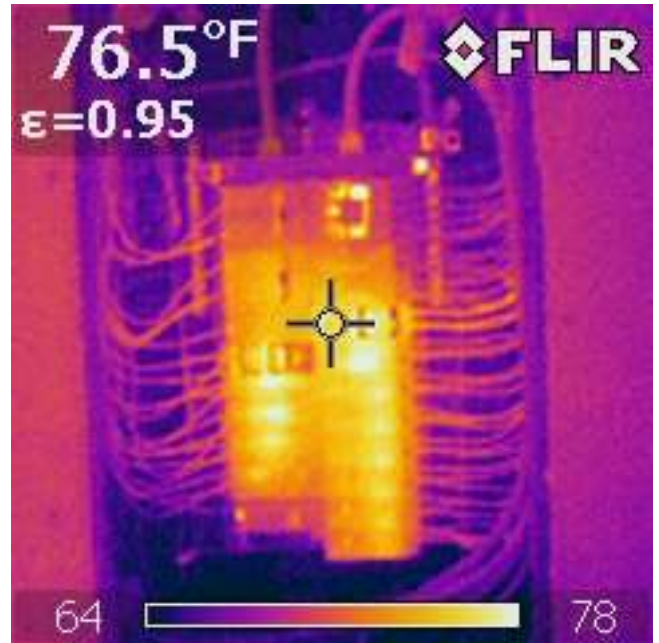
An Arc Fault Circuit Interrupter (AFCI) is a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. An AFCI must distinguish between a harmless arc that occurs incidental to normal operation of switches, plugs and brushed motors and an undesirable arc that can occur, for example, in a lamp cord that has a broken conductor in the cord.

Various arc fault breakers

This image is not from the subject property



Electrical system disconnect



Electric service permit tag

Plumbing

Domestic Water

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

Supply Pipe: Plastic pipe where visible

House Piping: Pex type pipe where visible

Main Water Shut off: @ basement closet

Measured water pressure: 80 P.S.I. Water pressure is adequate and not excessive



Domestic water shut off



Water pressure is adequate and not excessive

Sanitary Sewer

Discharge: Public sewer per listing; not included in this inspection. A substantial amount of domestic water was run into the plumbing system of the house which then discharges into the side sewer. Even with a large volume of domestic water discharged into the waste system, this “clear water” (no solids or paper) cannot fully replicate issues that may occur with an occupied home

House Piping: Not visible

Water Heater

Water Heater

Location: Laundry room
Manufacturer: Rinnai
Fuel Type: Natural gas (electricity is needed for this system to operate)
Capacity: Tankless



Water Heater

Useful Life

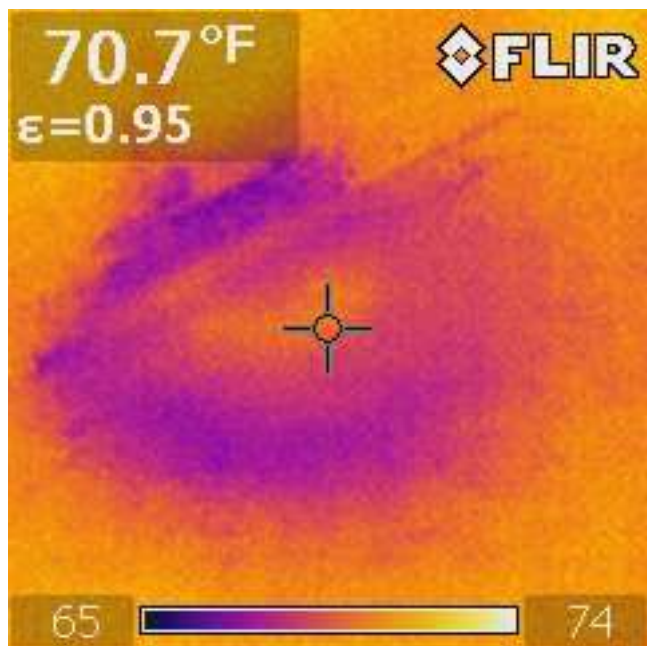
Est. Useful Life new: 20 years
Est. age of heater: 0 years based on the age of construction of the home
Est. remaining life: - The age of the water heater is approximately 0 years. The remaining anticipated useful life expectancy is 20 years

Gas, venting, & plumbing

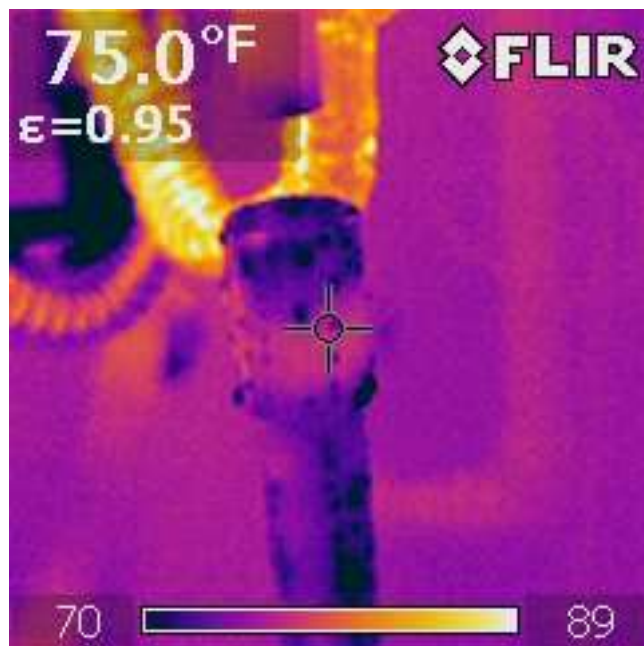
Flue secure: Inspected
Clearances: As required where visible
Draft Hood: not applicable; direct vent
Water connection: Inspected
Condensate line: - The condensate drain is not properly discharging into the drain line. As a result, there is water (condensate) leakage onto the Laundry room floor.



The condensate discharge pipe is missing the drain pipe



Condensate on the laundry room floor



Condensate at the outside of the drain pipe

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: Satisfactory
Trip Hazard: None
Other: - The driveway apron is substantially out of alignment with the driveway



The driveway apron is not in alignment with the driveway

Front walks/ steps

Type: Concrete
Condition: Satisfactory
Trip Hazard: - A substantive trip hazard exists at the raised are of the walkway where adjacent to the neighboring unit. Walkway illumination is not installed as would typically be required.
Handrails: - A graspable handrail is not installed at the front steps as would typically be required



A graspable handrail is not installed



Trip hazard, no common area walkway illumination is provided

Miscellaneous

- House Identification #: Visible
- Overhead Power Lines: No
- 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 of substantive movement
Exterior doors: Satisfactory
Windows (ext. cladding): Satisfactory

Siding and Vents

Type (primary): Fiber cement board
Condition: Overall satisfactory
Window/Door Flashing: Satisfactory
Paint and caulking: - The gaps at the deck cap-wall should be sealed. There are gaps at the existing caulking.
Exterior vents: Satisfactory



Gap at the wall cap caulking

Roof

Estimated Pitch: 4:12
Material: Composition
Layers: 1+
How Inspected: From the roof deck
Roof access condition: Roof was not traversed as traversing the roof is deemed unsafe by the inspector
Condition: Overall satisfactory
- All construction debris should be removed from the roof.
Plumbing Vents: Satisfactory
Flues: Satisfactory
Flashing: Satisfactory



Debris on the roof



Roof (typical)

Gutters/ Downspouts

Type: Metal
Condition: Overall satisfactory

Electrical

Switches/Lights: All visible tested
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
Exterior electrical outlets tested for proper GFCI protection
- An internal plate cover is missing at the lower deck area electrical outlet

Plumbing

Hose Bibs: Satisfactory
Gas Piping: Satisfactory

Decks

Structure: Enclosed deck structure; not visible

Decking: Cedar

Condition: Overall satisfactory

- There are rust stains at the wall cap of the lower deck.

Connection to structure: Enclosed deck structure; not visible

Trip Hazard: None identified

Barricades: A reasonable barricade is installed at the upper deck

- Recommend installing a safety barricade at the lower deck where the surface to surface vertical height is 30" or more. There is exposed wood at the side of the lower deck that is not rated for weather exposure.



Missing barricade - exposed non weather rated wood



Rust stains at the wall cap

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: Basement

How viewed: - The crawlspace was not fully traversed due to restricted access

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



Crawlspace (typical)

Moisture Intrusion

Ventilation: Appears adequate

Vapor Barrier: - The vapor barrier is not installed at some areas of the crawlspace.

Moisture Intrusion: - There is evidence of active moisture intrusion at the crawlspace. Recommend further review by a qualified contractor.

Sump Pump: None visible



Evidence of moisture intrusion

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: - There is no under floor insulation

Plumbing

Waste lines: Satisfactory
Domestic water lines: Satisfactory
Valves/ Other: None located

Electrical

Outlets: None visible
Wiring/ junction boxes: No visible defects

Structural Pests

Conducive conditions: No visible evidence
Visible Evidence: No visible evidence

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: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Slab: Satisfactory. Minor horizontal shrinkage cracks are typical and not a concern

Safety

Sources of ignition: All 18" or more above the slab where required
Safety bollard: Not applicable as the water heater is not located in the garage
Fire separation: There appears to be reasonable fire separation between the garage to the living spaces

Garage Door

Type: Metal 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: Tested for proper operation

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Garage electrical outlets tested for proper GFCI protection
Tip: it is not recommended to plug a freezer into a GFCI electrical outlet as the motor may trip the GFCI circuit
.

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 and Dining 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: Rooms are staged
- Structural Movement: No visible evidence of substantive structural movement
- Moisture Intrusion: No visible evidence
- Walls: - There is a substantive drywall imperfection at the mullion between the sliding glass door and window above.
- Ceiling: Satisfactory
- Flooring: Satisfactory



Drywall imperfection

Electrical

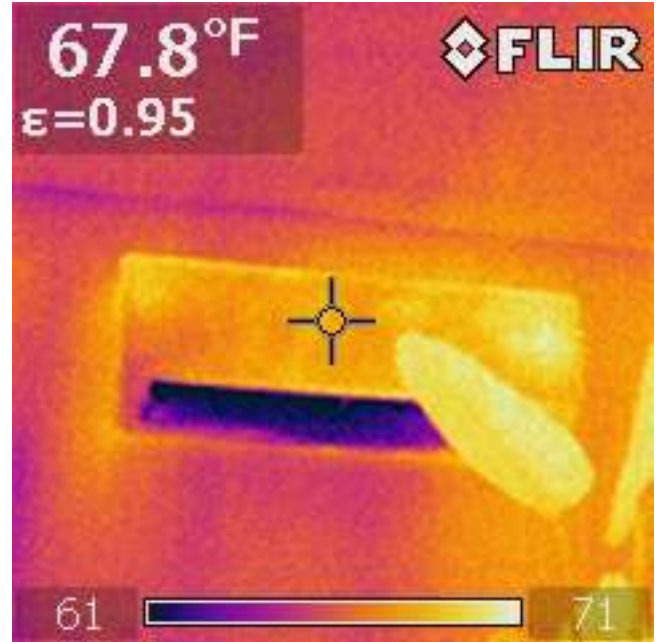
- Switches/Lights: All visible tested
- Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Tip: some electrical outlets may be controlled by a wall switch

Heating and Venting

- Source: Ductless heat pump
- Seller should demonstrate that the ductless heat pump system provides heat.
Unable to turn the system to heating mode during the inspection.
- Air Flow/ Heat Gain: Appears to be satisfactory



Ductless heat pump



Cooling mode

Windows

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

Doors/Millwork

- Operation/latching: Tested for proper operation and latching
- The sliding glass door needs adjustment as it drags on the track. The latch does not consistently lock the door.
- Door condition: Satisfactory
Millwork condition: Satisfactory

Kitchen

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: Room is staged
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: - The drywall around the ventilation hood is not completed in a workmanlike manner.
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
Kitchen outlets tested for proper GFCI protection

Appliances

Dishwasher: Tested a full cycle. Not all functions and settings are tested
- The dishwasher is not secured in place
- The shell of the dishwasher has been cut open to provide space for the countertop electrical outlet. Full replacement of the dishwasher will be needed. The electrical outlet will likely need to be abandoned or relocated. A new countertop will be needed to seal the hole of the electric outlet box.
Dishwasher drainage: Sink area air gap
Cooktop: Tested all burners
Oven: Tested. Not all functions and settings are tested
Microwave (door): The door of the microwave was tested for operation
Ventilation: Tested
Refrigerator: The refrigerator appears to be operative. Not all functions and settings are tested
- The refrigerator door is dented
- 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



The shell of the dishwasher has been cut open



Countertop electrical outlet

Heating

Source: Adjacent spaces

Air Flow/ Heat Gain: Appears to be satisfactory

Windows

Glazing: No visible defects

Operation: The windows operate as intended

Screen: No

Doors/Millwork

Millwork condition: Satisfactory

Plumbing

Overall functional flow: Appears adequate

Sink: No visible defects or leakage identified

Garbage disposal: Tested for proper operation

Hallways and Basement Den

Location: Floors 1, 2, 3, and basement

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

- There are substantive floor squeaks in the vicinity of the powder room

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
- The multi switch lighting to the upper stairwell is improperly wired. Either of the light switches should be able to control the on and off position of the light without the other light switch having to be set in a certain position
- 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
- 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.
- Some of the smoke/carbon monoxide detectors need replacement of the batteries

Windows

- Glazing: No visible defects
Operation: Fixed
- Window screens are not installed throughout the home. Screens are typically included with new construction.
 - All windows and tracks should be properly final cleaned.



Debris in a window track

Doors/Millwork

- Operation/latching: Tested for proper operation and latching
Door condition: - The basement closet doors are not fully installed
Millwork condition: Satisfactory

Stairwell

- Graspable handrails: A reasonable graspable handrail is installed
Barricades: A reasonable safety barricade is installed
Trip hazard: Satisfactory
- There is a slight lean (east-west) to the stairwell from floor 1 to 2, however this item serves its intended purpose.



There is a slight West-East lean to the stairs

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: Rooms are 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: Electric wall heater
- The wall heater at the South bedroom is very loud when operating.
Air Flow/ Heat Gain: Appears to be satisfactory

Windows

Glazing: No visible defects
- The large picture window at the South bedroom should be re-cleaned to verify that it is not scratched.
Operation: The windows operate as intended
Egress: Appears to provide reasonable emergency egress
Screen: No

Doors/Millwork

Operation/latching: Tested for proper operation and latching
- The door to the North bedroom drags on the carpeting
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 staged
 - 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. This GFCI outlet controls all of the bathroom outlets within the house



This GFCI reset outlet is the reset outlet for all of the bathroom electrical outlets throughout the home

Heating and Venting

Source: Adjacent spaces
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

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 tub was tested to the overflow
- The debris should be cleaned from the lower edge of the tile tub surround*
Toilet: No visible defects or leakage identified



Debris/ marks at the tub surround

Laundry Room

Location: Floor 2

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 vacant
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: - *See the comment in the Water Heater section*
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Countertops: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Laundry room outlets tested for proper GFCI protection where recommended

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

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

Master Bedroom Suite

Location: Floor 3

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 staged

Structural Movement: No visible evidence of substantive structural movement

Moisture Intrusion: No visible evidence

Walls: Satisfactory

Ceiling: Satisfactory

Flooring: Satisfactory

Cabinets: - The upper drawer at the right sink cabinet intermittently strikes the adjacent door casing.

Countertops: Satisfactory

Mirrors: Satisfactory



Drawer strikes the door casing

Electrical

Switches/Lights: All visible tested

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

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

Bathroom outlets tested for proper GFCI protection

Smoke detector: Yes

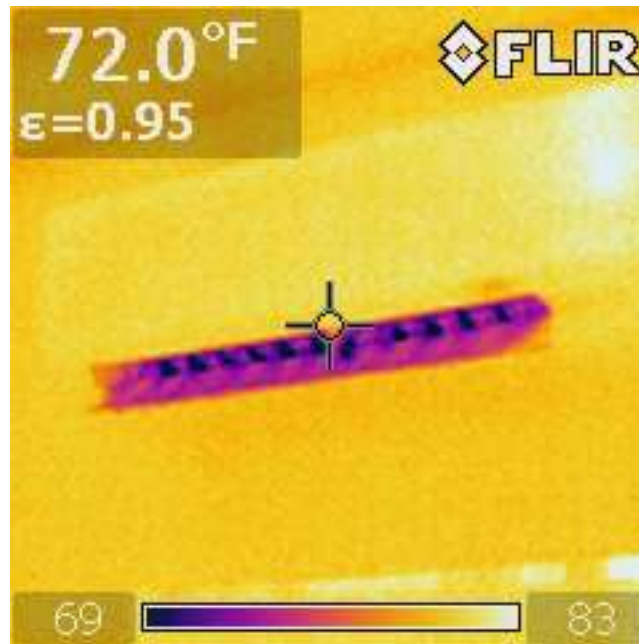
Heating and Venting

Source: Ductless heat pump and electric wall heater

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



Cooling mode of the ductless heat pump

Windows

Glazing: No visible defects

- The window glass stop at the bedroom window is loose

Operation: The windows operate as intended

Egress: Appears to provide reasonable emergency egress

Screen: No



Loose glass stop

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

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

Powder Room

Location: Floor 3

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 staged

Structural Movement: No visible evidence of substantive structural movement

Moisture Intrusion: No visible evidence

Walls: Satisfactory

- There are large gaps at the wall surrounding the electric outlet

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: Adjacent spaces

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

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

Toilet: No visible defects or leakage identified

Basement Bathroom

Location: Basement

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 staged
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: Satisfactory

Plumbing

Overall functional flow: Appears adequate
Sink(s): No visible defects or leakage identified
Bathtub-Shower: No visible defects or leakage identified
- There are substantive rusting stains at the surface of the tub
Toilet: No visible defects or leakage identified

North Basement Room

Location: Basement

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

- There is a large bump at the floor. The bump appears to be a waste line (sewer) cleanout.



Location of the bump at the floor

Electrical

Switches/Lights: All visible tested

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

Smoke detector: Yes

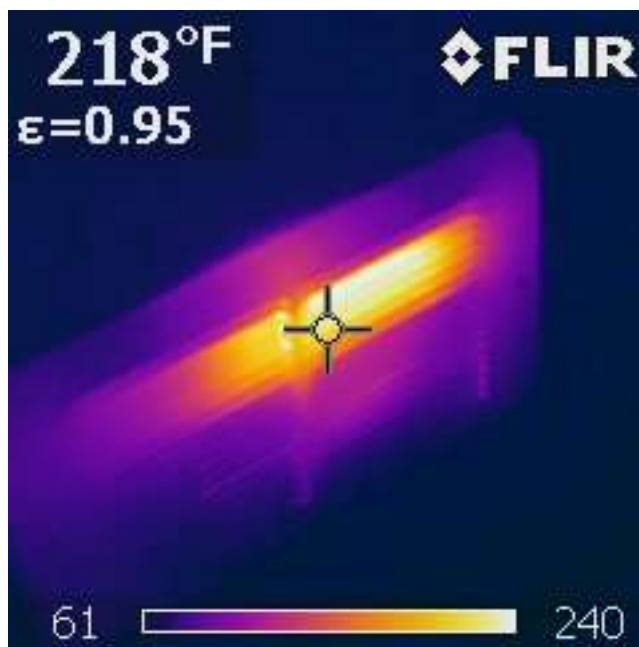


The doorbell transformer is located in the closet

Heating and Venting

Source: Electric wall heater

Air Flow/ Heat Gain: Appears to be satisfactory



Maintain proper clearances to combustibles

Windows

Egress: - There is no emergency egress for this room, therefore the space should not be considered or utilized as a bedroom. This also pertains to the nearby Den. Per agent, this property is marketed as a 5 bedroom home.

Screen: No substantive visible defects

Doors/Millwork

Operation/latching: Tested for proper operation and latching

Door condition: Satisfactory

Millwork condition: Satisfactory

Structural Pest Inspection Diagram

Wood Destroying Organisms (WDO)

WDO-RF: Wood rot fungus

WDO-MA: Moisture ants

WDO-CA: Carpenter ants

WDO-RF (1): n/a

WDO-RF (2): n/a

Conducive Conditions (CC)

CC-EW: Ground in contact with structure

CC-VC: Vegetation contact with structure

CC-EM: Excessive Moisture

CC (1): n/a

CC (2): n/a

The conducive conditions are as noted in the report