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WSDA Inspector 79988
WSDA Control # 11207AQ-03



Client:
Address: Everett, Wa

Property Description: (1) story single family home
Estimated property age: Built 1949 per info on the web
Occupancy Status: Vacant

Inspection Date: 12/12/2019
Inspection Time: 9:30 A.M. - 11:15 A.M. +-
Weather Conditions: Rain, 50 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

- There are several ungrounded (3) prong electrical outlets throughout the home. The National Electrical Code (NEC) 406.3(D)(3) allows ungrounded (3) prong outlets without a third (grounding) wire, but only IF you install a GFCI receptacle to replace the 2-prong receptacle, or install a GFCI circuit breaker for that circuit, and mark the outlets GFCI Protected and No Equipment Ground. Surge suppressors used for computers and other electronic equipment require a properly installed grounding wire to work correctly. It may be most efficient to install GFCI protected circuit breakers in the electrical panel
- Grounded (3) prong electrical outlets are located in the basement space. It may be possible to extend the circuit to provide grounded electrical outlets into designated areas of floor 1
- The home contains knob and tube wiring. This type of wiring is a known defect. Recommend further review by a licensed electrician. See the comments in the Attic section

Plumbing

- Recommend a sewer scope due to the age of the property

Heating

- The age of the furnace is 7 years. The remaining anticipated useful life expectancy is 18 years
- Recommend furnace to be cleaned, serviced, and shown to be in good working order by a qualified furnace technician. There is no tag on the furnace which indicates any prior servicing of the furnace
- There is evidence of substantive corrosion of the furnace flue where it enters the chimney. Recommend further review by a qualified technician

Water Heater

- The age of the water heater is approximately 10 years. The remaining anticipated useful life expectancy is 2 years
- Earthquake restraints in compliance with WAC 51-56-0507.2 are not installed as (2) straps are required. 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 137 deg F; substantially above the recommended setting of 120 deg F. This adjustment is typically a simple adjustment to the water heater thermostat

Site

- The graspable handrail located at the front porch is not required, however is a safety hazard as it is not secured in place

- There is evidence of a buried underground oil tank as abandoned oil lines are visible in the basement. Recommend verification with the local fire department that the tank has been properly decommissioned or removed

Building Exterior

- A structural sag is visible at the high ridge of the home. See the comment in the Attic section
- Recommend lag bolting the patio roof ledger to the home
- A proper dryer vent flap is not installed. This could result in pest intrusion. Do not install a screen type vent cover as this will trap lint which can result in a fire
- Recommend cleaning the moss buildup from the roof. Do not high pressure wash the roof as this will reduce its remaining life expectancy
- The roof patches at the valley located at the N.E. area of the Kitchen should be re-sealed. See the comment in the Attic section
- There is evidence of substantial deterioration (spalling) of the chimney. Recommend repair (AKA tuck pointing) as needed. All cracks at the chimney cap should be properly sealed to prevent moisture intrusion and related damage
- The gutters should be cleaned of debris
- The light fixture located above the garage door is not properly secured
- Recommend GFCI protection for the exterior electrical outlets
- The rear hose bib drips when in the Off position
- The exterior gas pipes should be coated with rust proof paint

Garage

- The door from the garage to the house is not fire rated or designed for exterior use
- The missing drywall at the ceiling and walls of the garage is a breach in the 1 hour fire separation from the garage to the living spaces
- The garage door is difficult to unlatch and open
- Recommend GFCI protection for the garage electrical outlets

Living Room and Dining Room

- All of the (3) prong electrical outlets are not grounded; see the comment in the Electrical section
- Recommend cleaning the fireplace due to the buildup of creosote

Kitchen

- Seller: what is the function of the wall switch located closest to the range
- A wall switch to the kitchen light from the Dining room or hallway was not located. Components are now available to install wireless 3 way switches
- The electric outlet located adjacent to the ironing board is not grounded
- The Kitchen electrical outlets are not GFCI protected. Recommend GFCI protection for these outlets, however do not GFCI protect the refrigerator (if up-line on this circuit) as the refrigerator motor may trip the GFCI outlet
- The dishwasher drain should be secured to the underside of the countertop to prevent cross contamination of waste water with the dishwasher (high loop)
- Tip over restraints are not installed at the range. A bracket is typically installed to secure a rear leg of the range to prevent rotation if excessive downward pressure is applied to the door
- Recommend installing a countertop surface at both sides of the range to provide a working surface and to protect the handles of cooking pans from being hit and/or pulled from below resulting in spillage of hot materials

- The garbage disposal is controlled by a switch on a plug strip. An air switch would be a better option

Master Bedroom Suite

- The exposed bulb light fixture in the closet is a potential fire hazard as combustibles could come into contact with the light bulb
- All of the (3) prong electrical outlets are not grounded; see the comment in the Electrical section
- Recommend GFCI protection for the bathroom electrical outlets
- Recommend the installation of a smoke detector within the bedroom
- There is visible leakage beneath the sink

Bedroom 2

- All of the (3) prong electrical outlets are not grounded; see the comment in the Electrical section
- Recommend the installation of a smoke detector within the bedroom

Main Bathroom

- The access door to the Laundry chute is located within 3' of the floor surface. This low access is a fall-safety hazard. Recommend providing a lock at the door or modify the access to 3' above the floor surface
- The electric outlet is not grounded, however is GFCI protected. The outlet should be identified as "no equipment ground" as per the national electric code

Hallways

- Recommend replacement of the floor 1 and basement smoke detectors as they appears to be past their 10 year anticipated useful life expectancy
- Carbon monoxide detectors are not installed as per Wa.State law. A detector is required to be installed in the hallway areas at floors 1 and the basement
- Recommend installing a proper safety barricade at the stairwell to the basement. The baluster spacing should be a maximum of 4".

Basement

- There is evidence of prior moisture intrusion into this room and per Sellers disclosure. Recommend keeping all materials, including a future washer and dryer, elevated. A backflow device for the storm sewer (which may be connected with the sanitary system) may resolve this issue
- Recommend GFCI protection for the Laundry room electrical outlets located within 6' of the sink
- A window pane is broken
- Unable to open the windows with reasonable force applied
- A clothes washer is not installed; plumbing not tested
- A clothes dryer is not installed

Attic

- Seller: Explain the history of the buckets located in the attic that are located in the vicinity of the North area of the Kitchen
- The Kitchen ventilation duct does not extend to the exterior
- The support post for the high ridge is cracked resulting is a structural sag
- There is live knob and tube electrical wiring in the attic. Knob and tube wiring is a known fire hazard. A loose and uncapped wire was located near the attic access. Additionally, this type of wiring should not be buried in insulation. Recommend further review by a licensed electrician

Electrical System

Service

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



Overhead electrical wires

Panel

Location: Garage
Manufacturer: Square D
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: Knob and tube, copper romex and multi-strand aluminum

Breakers: No visible defects

Circuit breaker legend: Appears proper and complete. Individual circuit breakers are not tested

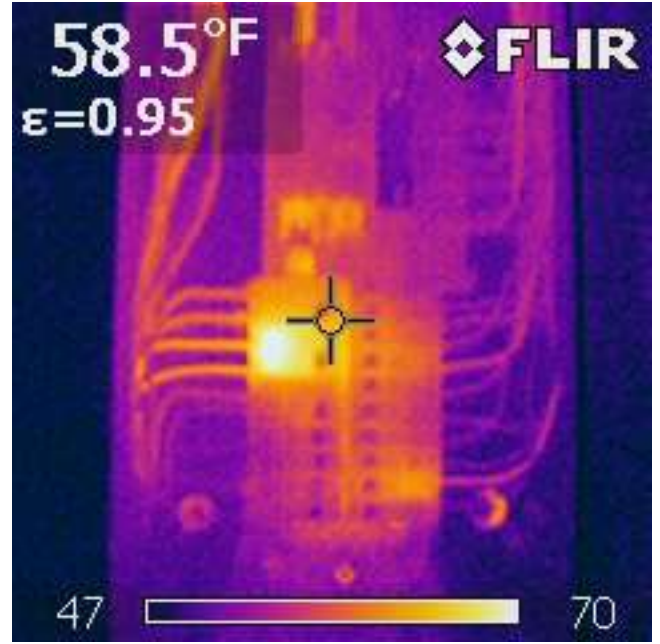
- There are several ungrounded (3) prong electrical outlets throughout the home. The National Electrical Code (NEC) 406.3(D)(3) allows ungrounded (3) prong outlets without a third (grounding) wire, but only IF you install a GFCI receptacle to replace the 2-prong receptacle, or install a GFCI circuit breaker for that circuit, and mark the outlets GFCI Protected and No Equipment Ground. Surge suppressors used for computers and other electronic equipment require a properly installed grounding wire to work correctly. It may be most efficient to install GFCI protected circuit breakers in the electrical panel

- Grounded (3) prong electrical outlets are located in the basement space. It may be possible to extend the circuit to provide grounded electrical outlets into designated areas of floor 1

- The home contains knob and tube wiring. This type of wiring is a known defect. Recommend further review by a licensed electrician. See the comments in the Attic section



Knob and tube wiring



No evidence of overheating

Plumbing

Domestic Water

Supply: Public water; not included in this inspection

Supply Pipe: Copper pipe where visible

House Piping: Copper pipe where visible

Main Water Shut off: @ basement

Measured water pressure: 55 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; not included in the inspection

House Piping: ABS, copper, and cast iron where visible

- Recommend a sewer scope due to the age of the property



Plumbing waste lines

Heating

Furnace

Location: Basement
Make/ Model: Payne
Fuel Type: Natural gas
BTUH Input: 66,000
BTUH Output: 54,000
Efficiency Rating: Mid-efficiency

Useful Life

Est. Useful Life new: 25 years
Serial number/year 5912....
Est. age of furnace: 7 years based on the serial number
Est remaining life: - The age of the furnace is 7 years. The remaining anticipated useful life expectancy is 18 years
Servicing: - Recommend furnace to be cleaned, serviced, and shown to be in good working order by a qualified furnace technician. There is no tag on the furnace which indicates any prior servicing of the furnace
- *The inspection of the heat exchanger involves dismantling of the components of the furnace and is beyond the scope of a Home Inspection*



Furnace

Operation

Thermostat: @ Floor 1
Disconnect: Switch on furnace
Combustion Air: Appears adequate
Filter: Located adjacent to the furnace



Furnace filter location

Flue/ Gas Piping

Flue condition: - There is evidence of substantive corrosion of the furnace flue where it enters the chimney. Recommend further review by a qualified technician

Flue clearances: Satisfactory



Corrosion of the furnace flue

Water Heater

Water Heater

Location: Basement
Manufacturer: Bradford White
Fuel Type: Electric
Capacity: 50 gallon



Water Heater



Data plate

Useful Life

Est. Useful Life new: 12 years
Serial number/year: FD.... (2009)
Est. age of heater: 10 years based on the serial number
Est. remaining life: - The age of the water heater is approximately 10 years. The remaining anticipated useful life expectancy is 2 years

Plumbing

Water connection: Inspected
Expansion Tank: Yes

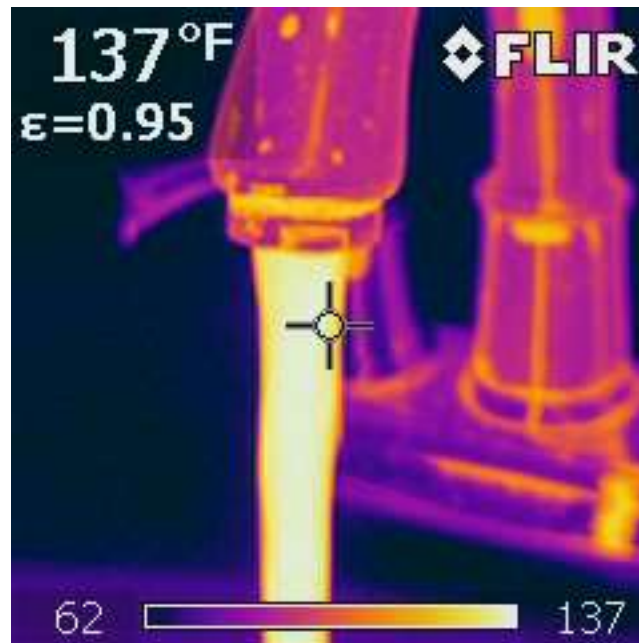
Safety

TPR valve: As per required

Earthquake Straps: - Earthquake restraints in compliance with WAC 51-56-0507.2 are not installed as (2) straps are required. 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 137 deg F; substantially above the recommended setting of 120 deg F. This adjustment is typically a simple adjustment to the water heater thermostat



Hot water temperature

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

Front walks/ steps

Type: Concrete
Condition: Satisfactory
Trip Hazard: None
Handrails: - The graspable handrail located at the front porch is not required, however is a safety hazard as it is not secured in place



Unsecured handrail

Rear walks/ steps

Type: Concrete
Condition: Satisfactory
Trip Hazard: None



A safety barricade is installed at the upper side of the driveway

Miscellaneous

House Identification #: Visible

Overhead Power Lines: No

Retaining Walls: None that affect structure

Underground Oil Tank: - There is evidence of a buried underground oil tank as abandoned oil lines are visible in the basement. Recommend verification with the local fire department that the tank has been properly decommissioned or removed

Irrigation System: *Not a part of this inspection*



Oil tank lines

Building Exterior

General Condition

Structural Movement: - A structural sag is visible at the high ridge of the home. See the comment in the Attic section

- Recommend lag bolting the patio roof ledger to the home

Exterior doors: Satisfactory

Windows (ext. cladding): Satisfactory



The ledger of the rear roof does not appear to be lag bolted to the home



Sag in the high ridge

Siding and Vents

Type (primary): Fiber cement board and masonry

Condition: Overall satisfactory

Window/Door Flashing: Satisfactory

Paint and caulking: Satisfactory

Exterior vents: - A proper dryer vent flap is not installed. This could result in pest intrusion. Do not install a screen type vent cover as this will trap lint which can result in a fire



Dryer vent

Roof

- Estimated Pitch: Varies
Material: Composition and rolled
Layers: 1+
How Inspected: Traversed the roof and a drone
Roof access condition: Reasonable and safe access
Condition: Overall satisfactory
- Recommend cleaning the moss buildup from the roof. Do not high pressure wash the roof as this will reduce its remaining life expectancy
- The roof patches at the valley located at the N.E. area of the Kitchen should be re-sealed. See the comment in the Attic section
Ventilation: Eave and roof hat vents
Plumbing Vents: Satisfactory
Flues: - There is evidence of substantial deterioration (spalling) of the chimney. Recommend repair (AKA tuck pointing) as needed. All cracks at the chimney cap should be properly sealed to prevent moisture intrusion and related damage
Flashing: Satisfactory



Chimney



Fireplace flue



Stains at the entryway wall appear to be older; active leakage was not identified



Gaps at the mortar



Masonry debris on the roof



See image to right



Cracking of the patch

Gutters/ Downspouts

Type: Continuous metal

Condition: - The gutters should be cleaned of debris



Gutter full of debris and vegetation

Electrical

Switches/Lights: A representative number of lights were tested

- The light fixture located above the garage door is not properly secured

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



Loose light fixture

Plumbing

- Hose Bibs: - The rear hose bib drips when in the Off position
Gas Piping: - The exterior gas pipes should be coated with rust proof paint



Rusting gas pipes

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 occupied
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: *Unfinished, See comment below*
Ceiling: *Unfinished, See comment below*
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 furnace and water heater are not located in the garage*
Fire separation: - The door from the garage to the house is not fire rated or designed for exterior use
- The missing drywall at the ceiling and walls of the garage is a breach in the 1 hour fire separation from the garage to the living spaces

Garage Door

Type: Wood tilt out
Door condition: The doors are in satisfactory condition
Springs and tracks: The springs and tracks appear to be in satisfactory condition
- The garage door is difficult to unlatch and open
Garage door openers: No
Auto reverse of impact: N/A
Photo cell reverse sensors: N/A

Electrical

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

Heating and Venting

Heat ducts: Satisfactory

Windows

Glazing: No visible defects

Operation: - *Windows not accessible, therefore not tested for operation*

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 partially 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 of the (3) prong electrical outlets are not grounded; see the comment in the Electrical section
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: *No*

Doors/Millwork

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

Fireplace

Type: Masonry wood burning
Tested: Damper
Condition: - Recommend cleaning the fireplace due to the buildup of creosote

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 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
- Seller: what is the function of the wall switch located closest to the range
- A wall switch to the kitchen light from the Dining room or hallway was not located. Components are now available to install wireless 3 way switches

Outlets: All visible and accessible outlets were tested for proper polarity and grounding
- The electric outlet located adjacent to the ironing board is not grounded
- The Kitchen electrical outlets are not GFCI protected. Recommend GFCI protection for these outlets, however do not GFCI protect the refrigerator (if up-line on this circuit) as the refrigerator motor may trip the GFCI outlet



Unknown function of a wall switch

Appliances

Dishwasher: Tested a full cycle. Not all functions and settings are tested

Dishwasher drainage: - The dishwasher drain should be secured to the underside of the countertop to prevent cross contamination of waste water with the dishwasher (high loop)

Free Standing Range: - Tip over restraints are not installed at the range. A bracket is typically installed to secure a rear leg of the range to prevent rotation if excessive downward pressure is applied to the door
- Recommend installing a countertop surface at both sides of the range to provide a working surface and to protect the handles of cooking pans from being hit and/or pulled from below resulting in spillage of hot materials

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



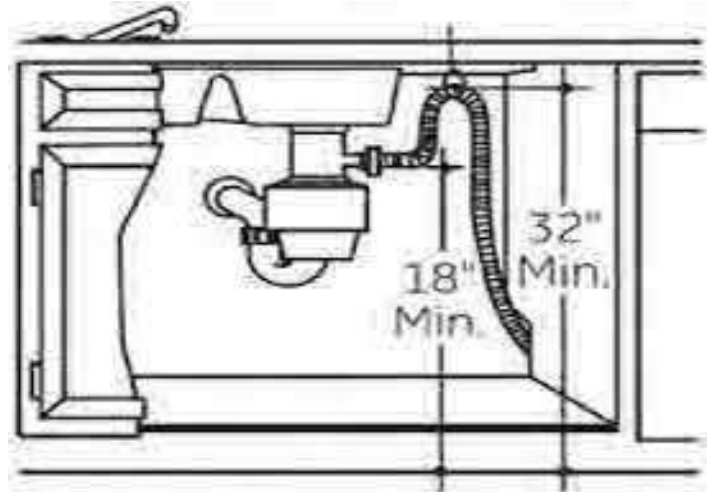
No cabinet or countertop at the side of the range



A shut off valve for the refrigerator water supply appears to be located in the sink base cabinet



Dishwasher drain



Proper dishwasher high loop

Heating

Source: Forced air register

Air Flow/ Heat Gain: Appears to be satisfactory

Windows

Glazing: No visible defects

Operation: The windows operate as intended

Screen: *No substantive visible defects where installed*

Doors/Millwork

Operation/latching: Tested for proper operation and latching

Door condition: Satisfactory where installed

Millwork condition: Satisfactory



The door to the Dining room has been removed



A stored door located in the basement appears to be the removed door from the Kitchen

Plumbing

Overall functional flow: Appears adequate

Sink: No visible defects or leakage identified

Garbage disposal: Tested for proper operation

- The garbage disposal is controlled by a switch on a plug strip. An air switch would be a better option



Control switch for the disposal

Master Bedroom Suite

Location: Floor 1

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
Cabinets: Satisfactory
Countertops: Satisfactory
Mirrors: Satisfactory

Electrical

Switches/Lights: - The exposed bulb light fixture in the closet is a potential fire hazard as combustibles could come into contact with the light bulb
Outlets: - All of the (3) prong electrical outlets are not grounded; see the comment in the Electrical section
Tip: some bedroom electrical outlets may be controlled by a wall switch
- Recommend GFCI protection for the bathroom electrical outlets
Smoke detector: - Recommend the installation of a smoke detector within the bedroom

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

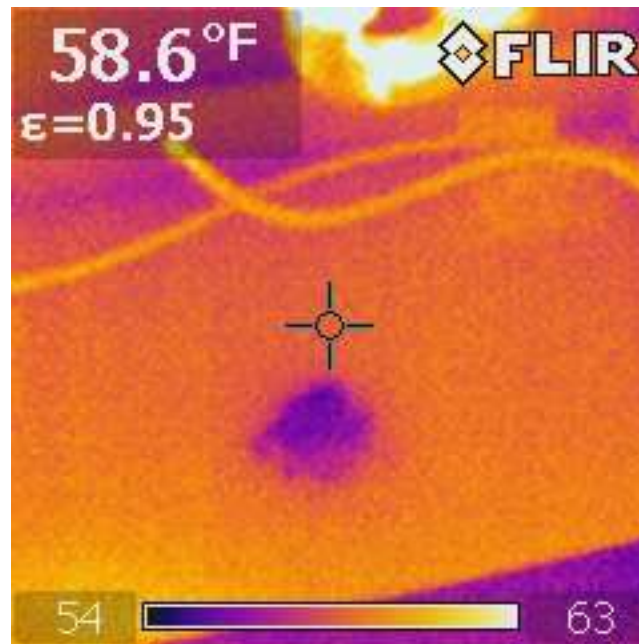
Plumbing

Overall functional flow: Appears adequate

Sink(s): - There is visible leakage beneath the sink

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



Leakage into the sink base cabinet

Bedroom 2

Location: Floor 1

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 of the (3) prong electrical outlets are not grounded; see the comment in the Electrical section
Smoke detector: - Recommend the installation of a smoke detector within the bedroom

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
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 1

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 vacant

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

- The access door to the Laundry chute is located within 3' of the floor surface.
This low access is a fall-safety hazard. Recommend providing a lock at the door or modify the access to 3' above the floor surface



Laundry chute at floor level

Electrical

Switches/Lights: All visible tested

Outlets: - The electric outlet is not grounded, however is GFCI protected. The outlet should be identified as “no equipment ground” as per the national electric code
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

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
Toilet: No visible defects or leakage identified

Hallways

Location: Floor 1 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 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: - Recommend replacement of the floor 1 and basement smoke detectors as they appears to be past their 10 year anticipated useful life expectancy
CO Detectors: - Carbon monoxide detectors are not installed as per Wa.State law. A detector is required to be installed in the hallway areas at floors 1 and the basement
- 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.
-

Doors/Millwork

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

Stairwell

Graspable handrails: A reasonable graspable handrail is installed

Barricades: - Recommend installing a proper safety barricade at the stairwell to the basement.
The baluster spacing should be a maximum of 4".

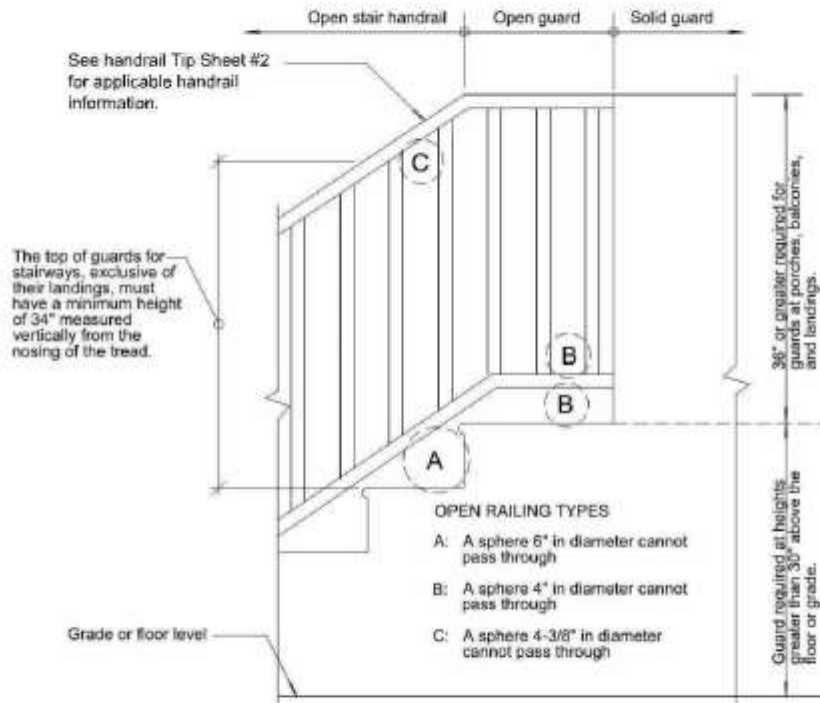
Trip hazard: Satisfactory



A proper safety barricade is not installed

This Tip Sheet reflects code requirements of the 2015 International Residential Code (IRC) with Washington State Amendments.

This guard diagram illustrates both open and solid guards.



**Guard Elevation
R312**

Note: Guards shall be structurally designed to comply with IRC Table R301.5.

GENERAL INFORMATION:

- The intent of this Tip Sheet is to provide a general understanding of the code requirements and does not address the subject in great detail.
- Additional information can be obtained from your local participating jurisdiction.



Current code "Residential guards"
note: this inspection is not a past or current code compliance inspection

Basement

Location: Basement

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: - There is evidence of prior moisture intrusion into this room and per Sellers disclosure. Recommend keeping all materials, including a future washer and dryer, elevated. A backflow device for the storm sewer (which may be connected with the sanitary system) may resolve this issue
- Walls: *Unfinished*
- Ceiling: *Unfinished*
- Flooring: *Unfinished*



Moisture stains at a box

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
-

Heating and Venting

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

Windows

- Glazing: - A window pane is broken
Operation: - Unable to open the windows with reasonable force applied
Screen: No



Broken/ taped window

Doors/Millwork

- Operation/latching: Tested for proper operation and latching
Door 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

Attic

Location: Over main body of house

General

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

Moisture

Roof Ventilation: Appears adequate
Moisture Intrusion: - Seller: Explain the history of the buckets located in the attic that are located in the vicinity of the North area of the Kitchen
Bathroom Vents: All vent to the outside where visible
Kitchen Vent: - The Kitchen ventilation duct does not extend to the exterior



The kitchen vent does not extend to the exterior



Bucket located in the attic above the North area of the kitchen



Bathroom ventilation duct

Structural

Structure Type: Rafters

Sheathing: 1 x

Structural Movement: - The support post for the high ridge is cracked resulting in a structural sag



Cracked ridge post

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: - There is live knob and tube electrical wiring in the attic. Knob and tube wiring is a known fire hazard. A loose and uncapped wire was located near the attic access. Additionally, this type of wiring should not be buried in insulation. Recommend further review by a licensed electrician



Loose and uncapped wire (live)



Knob and tube buried in insulation

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): n/a

WDO-RF (2): n/a

Conductive Conditions (CC)

CC-EW: Ground in contact with structure

CC-VC: Vegetation contact with structure

CC-EM: Excessive Moisture

CC (1): Bath fan does not extend to the exterior

CC (2): Clogged gutters

CC (3): Crack at roofing patch

