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WSDA Control # 1336AQ-019



Client:
Address:

Property Description: (1) story single family home
Property age/ size: Built 1959, 1,310 s.f. per listing
Occupancy Status: Vacant

Inspection Date: 12/19/2011
Inspection Time: 11:00 A.M. – 2:00 P.M. +-
Weather Conditions: Overcast, 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

- Items in this font are general comments throughout report.

- Items in this font are considered a minor cost and/or cosmetic.

- Items in this font are considered a substantial cost or an extreme safety concern.

Electrical System

Plumbing System

- Galvanized piping is a known defect. These pipes rust from the inside out causing a reduction in functional flow. This loss of functional flow is evident at this property

Heating System

- Substantial air loss at the base of the furnace. Recommend have furnace serviced and seal all air leakage by a licensed heating contractor - technician

- Furnace blower compartment door safety switch has been disabled

Water Heater

Site

- Structure in contact with ground (WDO conducive condition). Recommend 4-6” separation between ground and structure

Building Exterior

- Wood rot at fascia board at West upper gable end

- Question to Seller: What is the reason for the hole at the East wall near the Dining Room area ?

- Recommend another finish coat at the East area of the roof and at the valley above the garage

Crawlspace

- Active leak detected beneath the Main bathroom tub area

- Abandoned electrical wires should be removed from the crawlspace

- Electrical wires should be properly secured to the framing

- Dryer vent appears to be leaking into the crawlspace and should be properly extended to vent to the exterior. Vent cover should not have a screen due to lint build-up

Garage

- Holes in drywall at water heater should be sealed. The metal collar at the flue should be attached to the drywall

- Per the City of Bellevue, all water heaters are to be raised 18” minimum above the garage slab regardless of whether or not they are a sealed system

Living Room and Dining Room

Kitchen

Hallways

Master Bedroom Suite

- Outlet adjacent to other bedroom is not properly labeled “no equipment ground”

Bedrooms 2 and 3

Main Bathroom

- Cold water valve at tub is difficult to shut off. Drain stop at tub is not functioning properly

Attic

Electrical System



Service

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

Panel

Location: Garage
Manufacturer: Siemens
Type: Dual bus bar
Panel Rating: 200 AMP
Main Disconnect: 200 AMP
Serv. wire Size/ Rating: 200 AMP
Sub-panel: No
Grounding: Copper to exterior ground rod, limited visibility
Panel Clearance: 30" wide, 3' in front as required



Exterior grounding wire

Breakers/ Wiring

Type: Copper romex
Breakers: No visible defects

- The National Electrical Code (NEC) 406.3(D)(3) allows ungrounded (2) 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"
- Note: Surge suppressors used for computers and other electronic equipment require a properly installed grounding wire to work correctly



Wiring is a mix of 2 and 3 (grounded) branch wiring



No evidence of over heating

Plumbing System

Domestic Water

- Supply: Public water per listing, not included in this inspection
Supply Pipe: Galvanized pipe where visible
- Galvanized piping is a known defect. These pipes rust from the inside out causing a reduction in functional flow. This loss of functional flow is evident at this property
House Piping: Copper where visible
Pipe Condition: Satisfactory where visible
Main Water Shut off: - *Not located*



Galvanized supply pipe
Unable to verify proper galvanized to copper pipe connection. Improper connection will result in corrosion of the pipe

Sanitary Sewer

- Discharge: Public sewer per listing, not included in this inspection
House Piping: ABS and cast iron where visible



Cast iron waste line outfall near crawl access



ABS waste lines beneath bathrooms

Heating System



Furnace

Location: Garage
Make/ Model: Payne s/n 0493A06985 , last service date posted 12/29/2009
Fuel Type: Natural gas
BTUH Input: 92,000
BTUH Output: - *Not noted on furnace*
Efficiency Rating: Mid-efficiency
- Substantial air loss at the base of the furnace. Recommend have furnace serviced and seal all air leakage by a licensed heating contractor - technician



Air leakage at furnace



Air leakage at furnace

Useful Life

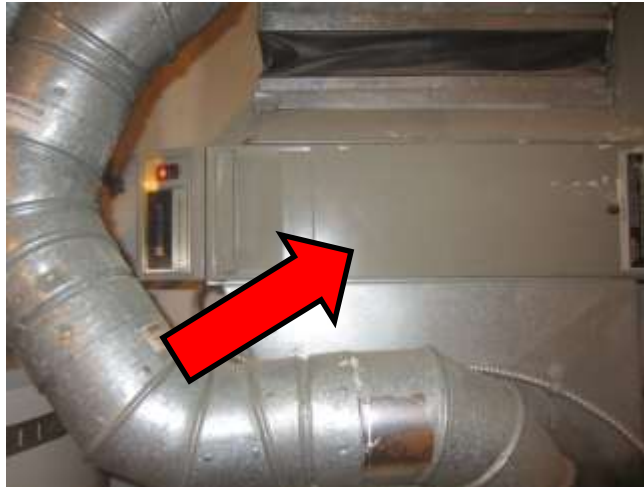
Est. Useful Life new: 25 years
Est. age of furnace: 19 years +/-

Heat Exchanger

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

Operation

Thermostat: Programmable @ floor 1 hall
Disconnect: Switch near furnace
- Furnace blower compartment door safety switch has been disabled
Combustion Air: Appears adequate
Filter: Located above furnace



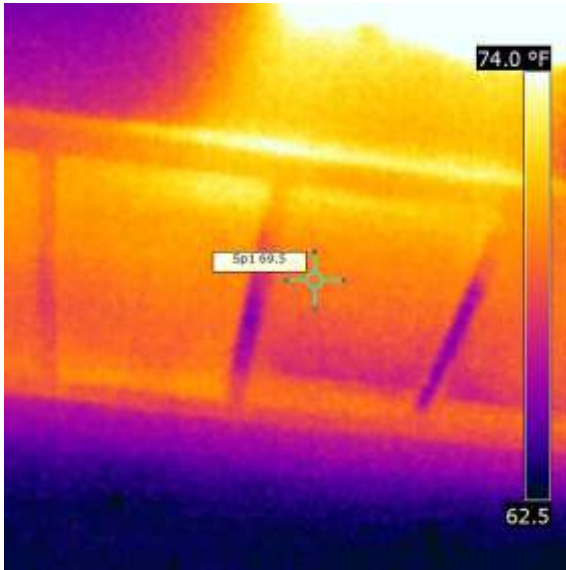
Furnace filter compartment

Flue/ Gas Piping

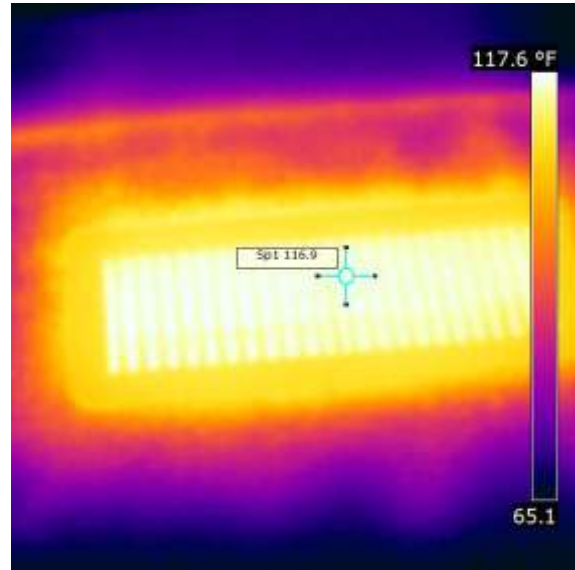
Flue Secure: Inspected
Flue clearances: Per requirements where visible

Heat Gain

Rating: 45-75 deg F
@ return air: 69 deg F
@ nearest register: 118 deg F
Heat Gain: 49 deg F. Heat gain is within specifications of furnace



Temperature measured at return air



Temperature measured at heat register

Water Heater



Water Heater

Location: Garage
Make/ Model: General Electric model SG50T12AVG00 manufactured 01/2010
Fuel Type: Natural gas
Capacity: 50 gallon

Useful Life

Est. Useful Life new: 12 years
Est. age of heater: 2 years +/-

Safety

TMP valve: As per required
Earthquake Straps: Installed
Expansion Tank: *- Per the City of Bellevue, an expansion tank is only required if the system is a "closed" plumbing system. An example of a closed system would include a pressure reducing valve (the water cannot leave once entered the system)*
Flame Rollout: No visible evidence

Flue

Secure: Inspected
Clearances: As required where visible
Draft Hood: Inspected

Water Temperature

Safe water temperature: 120 deg F per industry standards
Measured temperature: - Not measured

Site

Site

Grade at structure: Adequate grade away
Earth to wood contact: - Structure in contact with ground (WDO conducive condition). Recommend 4-6" separation between ground and structure
Vegetation contact: Negligible
Roof drain discharge: Surface discharge



Ground in contact with siding (typical)

Driveway

Type: Concrete
Condition: - *Substantial cracks in driveway*
Trip Hazard: None

Front walks/ steps

Type: Concrete
Condition: Satisfactory
Trip Hazard: None

Rear walks/ steps

Type: Concrete
Condition: Satisfactory
Trip Hazard: None

Miscellaneous

Overhead Power Lines: Yes
Retaining Walls: None that affect structure
Underground Oil Tank: No visible evidence
Irrigation System: None visible

Building Exterior

General Condition

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

Siding

Type: Cedar
Condition: Satisfactory
- Wood rot at fascia board at West upper gable end
- Question to Seller: What is the reason for the hole at the East wall near the Dining Room area ?
Window/Door Flashing: Satisfactory
Caulking: Satisfactory



Wood rot at fascia board



Hole in Siding

Roof

Estimated Pitch: 2:12
Material: Rolled
Layers: 1+
How Inspected: Traversed the roof
Condition: - Recommend another finish coat at the East area of the roof and at the valley above the garage
Ventilation: Eave and ridge vent
Plumbing Vents: Satisfactory
Flues: Satisfactory
Flashing: Satisfactory



Recommend seal gaps at valley



Counter flashing at chimney
A coat of rust kill-proof paint would help prevent further deterioration



Moss build up at the upper side of the skylights



Moss build up and no coating at East roof area

Gutters/ Downspouts

Type: Continuous metal valleys
Condition: Satisfactory, gutters do not fully drain

Electrical

Outlets: Tested
Switches/Lights: Tested

Plumbing

Hose Bibs: - *Not tested*
Gas Piping: Inspected

Crawlspace

General

Visibility: Space is vacant
Access location: Master bedroom closet
How viewed: Traversed entire crawlspace

Moisture

Ventilation: Appears adequate
Vapor Barrier: As required
Moisture Intrusion: - Active leak detected beneath the Main bathroom tub area
Sump Pump: None visible



Standing water beneath Main bathroom



Water drips from tub drain area

Structural

Foundation: No visible defects
Mudsill: No visible defects
Joists: No visible defects; limited visibility
Post-Beams: Satisfactory
Structural Movement: No visible evidence



Floor beam below Master bedroom is tipped upwards at the splice creating a floor bump



Support post is placed on concrete debris near the West side of the chimney area.
Wood is not pressure treated and is at an angle

Insulation

Under-floor: - None
- *If insulation is added, additional crawlspace ventilation (mechanical) may be needed*
Domestic Water Pipes: Satisfactory
Heating Supply: Satisfactory

Plumbing

Condition: Satisfactory
Valves/ Other: None visible

Electrical

Outlets: None visible
Wiring/ junction boxes: - Abandoned electrical wires should be removed from the crawlspace
- Electrical wires should be properly secured to the framing



Presumed abandoned electrical wire in crawlspace
Yellow wire should be secured to framing above

Heating/ Ventilation

- Duct Work: No visible defects
- Ventilation Ducts: - Dryer vent appears to be leaking into the crawlspace and should be properly extended to vent to the exterior. Vent cover should not have a screen due to lint build-up
- Gas Piping: No visible defects



Dryer vent does not extend out from crawlspace



Lint inside the crawlspace

Structural Pests

- Conductive Material: No visible evidence
- Visible Evidence: No visible evidence

Nuisance Pests

- Visible Evidence: - *There are numerous rat traps set within the crawlspace*



Metal mesh is placed beneath Kitchen sink to deter rodents from chewing into cabinet above

Garage

Type: Attached

General Room Condition

Visibility: Space is vacant
Structural Movement: No visible evidence
- *Evidence of beam and rafter repairs in garage*
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Slab: Satisfactory



Rafter supports added
2 x scabbled onto side of beam

Safety

Fire separation: - Holes in drywall at water heater should be sealed. The metal collar at the flue should be attached to the drywall
Ignition point > above FF: - Per the City of Bellevue, all water heaters are to be raised 18" minimum above the garage slab regardless of whether or not they are a sealed system
Safety barricade to mech.: - *Not needed*



Holes in drywall



Loose flue collar

Garage Door

Type: Wood tilt out
Springs & Fasteners: No visible defects
Auto Reverse: Tested
Photocell reverse: Tested
Remote openers: Not present

Electrical

Switches/Lights: Tested
Outlets: All visible tested, GFCI protected

Windows

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

Doors

Operation/latching: Tested
Door condition: Satisfactory

Living Room and Dining Room

Location: Floor 1

General Room Condition

Visibility: Rooms are vacant
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

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

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory

Windows

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

Doors/Millwork

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

Fireplace

Type: Masonry wood burning
Tested: Damper tested

Kitchen

Location: Floor 1

General Room Condition

Visibility: Room is vacant
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
- *Moisture stain at pantry was tested with a moisture meter and infrared. No active leak detected (10% moisture reading)*
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory

Appliances

Dishwasher: Tested full cycle
Dishwasher air gap: Visible
Oven: Tested
Cooktop: Tested
Microwave: Not tested
Ventilation: Tested
Refrigerator: - *Not connected, not tested*

Plumbing

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

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested, GFCI protected

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory

Windows

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

Doors/Millwork

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

Hallways

Location: Floor 1

General Room Condition

Visibility: Space is vacant
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

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

Doors/Millwork

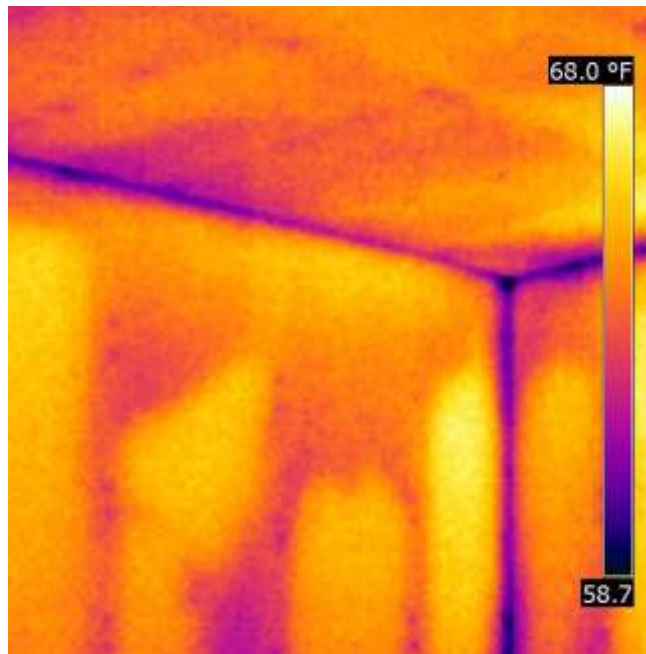
Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory

Master Bedroom Suite

Location: Floor 1

General Room Condition

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



Insulation appears to have settled in wall cavities

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested. Bathroom outlets are GFCI protected
- Outlet adjacent to other bedroom is not properly labeled "no equipment ground"
Smoke detector: Tested

Heating

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

Windows

Glazing: No visible defects
- *Evidence of microbial growth at window frame. This condition is likely the result of condensation*

Tempered: Not required

Operation: Tested

Egress: Appears to meet reasonable egress standards

Doors/Millwork

Operation/latching: Tested

Door condition: Satisfactory

Millwork condition: Satisfactory

Bath Hardware: Satisfactory

Plumbing

Functional flow: Appears adequate

Hot/ Cold: Tested

Drainage: Appears adequate

Visible leaks: None visible

Caulking: Satisfactory

Toilet Secure: Satisfactory

Tub/Shower surround: Satisfactory

Fixtures: No visible defects

Bedrooms 2 and 3

Location: Floor 1

General Room Condition

Visibility: Rooms are vacant
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

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

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory

Windows

Glazing: No visible defects
Tempered: Not required
Operation: Tested
Egress: Appears to meet reasonable egress standards

Doors/Millwork

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

Main Bathroom

Location: Floor 1

General Room Condition

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

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested, GFCI protected

Heating

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

Doors/Millwork

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

Plumbing

Functional flow: Appears adequate
Hot/ Cold: Tested
Drainage: Appears adequate
Visible leaks: None visible
- See comments in :Crawlspace" section
Caulking: Satisfactory
Toilet Secure: Satisfactory
Tub/Shower surround: Satisfactory
Fixtures: - Cold water valve at tub is difficult to shut off. Drain stop at tub is not functioning properly

Attic

Location: Over main body of house

General

Visibility: Space is vacant
Access location: Hallway
How viewed: From access

Moisture

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

Structural

Structure Type: Rafters
Sheathing: 1 x
Structural Movement: No visible evidence



Beam appears to have been added
Beam connector was not common at the time of
original construction

Insulation

Type: Blown in
Condition: Satisfactory

Flues/Vent Stacks

Plumbing Stacks: All vented to exterior
Gas Flues: No visible defects

Electrical

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

Structural Pests

Conducive Material: No visible evidence
Visible Evidence: No visible evidence

Nuisance Pests

Visible Evidence: - *There are numerous rat traps set near the attic access*

Structural Pest Inspection Diagram

Wood Destroying Organisms (WDO)

WDO-AB	Anobid Beetles
WDO-CA	Carpenter Ants
WDO-DT	Dampwood Termites
WDO-MA	Moisture Ants
WDO-OB	Other Beetles
WDO-RF	Rot Fungus
WDO-ST	Subterranean Termites

Conductive Conditions (CC)

CC-BG	Bare Ground
CC-CD	Conductive Debris
CC-EM	Excessive Moisture
CC-EW	Earth-Wood Contact
CC-FC	Failed Caulking
CC-IV	Inadequate Ventilation
CC-RG	Restricted Gutter
CC-VC	Vegetation Contact

Inspection Conditions (IC)

IC-CSA	Crawl Space Access
IC-IA	Inadequate Clearance

