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WSDA Control # 1196AQ-026

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Client:  
Address:

Property Description: (3) story townhouse  
Property age/ size: 2,781 s.f., built 2007 per listing  
Occupancy Status: Vacant

Inspection Date: 08/29/2011  
Inspection Time: 12:30 P.M. – 3:50 P.M.  
Weather Conditions: Clear, 70 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 minor cost and/or cosmetic.*
- *Items in this font are considered an extreme safety concern or substantial cost.*

### Electrical System

- Electrical panel cover hinge missing
- Question to Seller: What is the purpose of the unlabeled 50 amp breaker at the lower right corner of the panel; properly label panel

### Plumbing System

#### Water Heater

#### Heating System

- *Unable to operate furnace. Unable to properly operate thermostat. Recommend service of furnace and verify proper operation of entire heating and cooling system*

### Site

- Ground is saturated at S.E. corner of building. Possible solution would be an interceptor type drain.
- Earth to wood contact at several area including deck posts. Ground should be 4-6 below wood
- Vegetation in contact with structure (WDO conducive condition)
- Evidence of settlement at side patio. Masonry veneer at post is not secure to patio (wobbles). Recommend fill voids with mortar and/or cultured stone

### Building Exterior

- All roof areas should be cleaned of debris. Composition shingles should be treated for moss
- Gutters and roof scuppers should be cleaned off all debris. Particular concern is gutter to left of garage that shows evidence of spillage onto siding below
- Deck ledger should be lag bolted to structure to prevent separation of deck(s) from house
- *Barricades at all decks do not appear to meet code requirements. 36" high, no sphere greater than 4" can pass thru space*
- Substantial paint/finish deterioration at all deck rails; several areas not properly caulked to prevent moisture intrusion into barricade

### Garage

#### Hallways and Foyer

- Exterior lights inoperative. Recommend installation of new light bulbs as needed throughout house. Staircase light bulbs should be replaced with long life LED bulbs due to difficult access. All smoke detector batteries throughout should be replaced
- Unable to retract deadbolt at foyer double door to patio
- Door stop not installed at front door

#### Floor 1 Bedroom Suite

- Left sink valve is loose

## **Kitchen**

- Excessive gap at hardwood floor board in front of sink
- Unable to turn burner knob for front right burner at cooktop
- Leak beneath Kitchen sink
- Debris in garbage disposal

## **Living Room and Dining Room**

- Electrical outlet plate cover missing at Dining room
- Window screens not installed

## **Den**

- Window screens not installed
- Latch for stationary door will not insert into strike plate

## **Utility Room**

- Window screen not installed

## **Powder Room**

- Sink valves are not properly aligned

## **Master Bedroom Suite**

- Light fixture appears to be installed upside down (likely will leave heat marks on ceiling)
- Question to Seller: Brochure stated in floor heat. Where is this located ?
- Likely window seal failure at window above bathtub
- (2) single hung window latches disconnected
- Window screens not installed
- Door to bedroom self closes, door to bathroom closet and walk in closet do not latch
- Doorstop missing at door to deck
- Deck door window trim (exterior) is not secure and/or properly installed
- Re-caulk base of shower pan-wall
- Tile repairs near tub valves was not completed in a workmanlike manner
- Shower head will not stay in adjusted position
- Gas value at fireplace will not turn. A secondary valve is located beneath the fireplace
- Tub motor access not located (as required by code)

## **Bedrooms 2 and 3**

- Discoloration at closet of N.E. bedroom. Recommend re-paint and continue to monitor
- Smoke detector for N.E bedroom fell off on test
- Roller catch closet doors need adjustment at N.E. bedroom

## **Main Bathroom**

- Light fixture appears to be installed upside down (likely will leave heat marks on ceiling)
- Heat register cover missing at toe-kick
- Bath fan runs very loud; needs adjustment
- Towel bar not secure (fell off) to wall
- Leak beneath right sink
- Re-caulk inside corner of tub-shower wall and at tile near floor
- Sink valves and spouts are not secure; left sink stop disconnected

## Electrical System



No evidence of over-heating  
(arc fault breakers shown in yellow  
run hotter than others)

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### Service

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

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### Panel

Location: Garage  
Manufacturer: Siemens  
- Electrical panel cover hinge missing  
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



Hinge missing at electrical panel

---

**Breakers/ Wiring**

Type: Copper romex  
Breakers: No visible defects  
- Question to Seller: What is the purpose of the unlabeled 50 amp breaker at the lower right corner of the panel; properly label panel

# Plumbing System

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## Domestic Water

Supply: Public water  
Supply Pipe: Poly pipe where visible  
House Piping: Copper where visible  
Pipe Condition: Satisfactory where visible  
Main Water Shut off: @ garage



Domestic Water Shut off

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## Sanitary Sewer

Discharge: Public sewer  
House Piping: ABS where visible  
Pipe Condition: Satisfactory where visible

## Water Heater



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### Water Heater

Location: Garage  
Make/ Model: Rheem power vent RHLND407V0724 manufactured 04/2007  
Fuel Type: Natural gas  
Capacity: 50 gallon

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### Useful Life

Est. Useful Life new: 12 years  
Est. age of heater: 5 years +/-

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### Safety

TMP valve: As per required  
Earthquake Straps: Installed  
Expansion Tank: Installed  
Flame Rollout: No visible evidence



Drip (primer) valve for TMP discharge into P trap  
Valve is to drip water to keep water in P trap to  
prevent sewer gases from escaping



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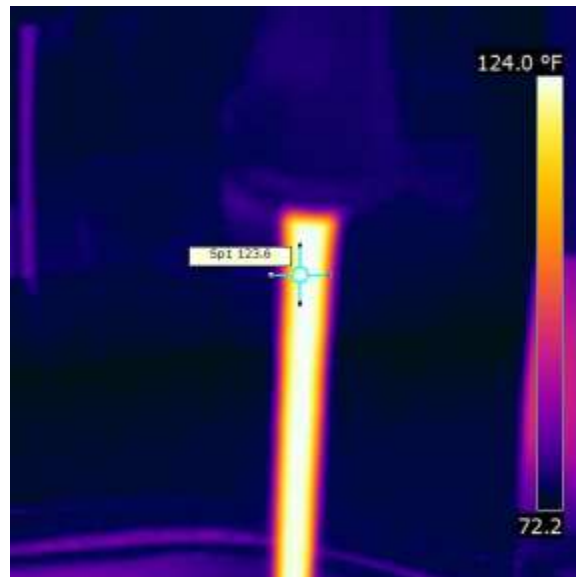
**Flue**

Secure: Inspected  
Clearances: As required where visible  
Draft Hood: n/a Power vent

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**Water Temperature**

Safe water temperature: 120 deg F per industry standards  
Measured temperature: 124 deg F +- at Kitchen faucet



# Heating System



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## Furnace

Location: Garage  
Make/ Model: Rheem classic 90 s/n FY5D702F440602018 manufactured 11/2006  
Fuel Type: Natural gas  
BTUH: 60,000  
Efficiency Rating: High-efficiency  
Exterior Compressor: Rheem s/n 7297M260726357 manufactured 06/2007

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## Useful Life

Est. Useful Life new: 25 years  
Est. age of furnace: 5 years +-  
*- Unable to operate furnace. Unable to properly operate thermostat. Recommend service of furnace and verify proper operation of entire heating and cooling system*

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## Heat Exchanger

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

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## Operation

Thermostat: Programmable @ floor 2 hall  
Combustion Air: Appears adequate

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## Flue

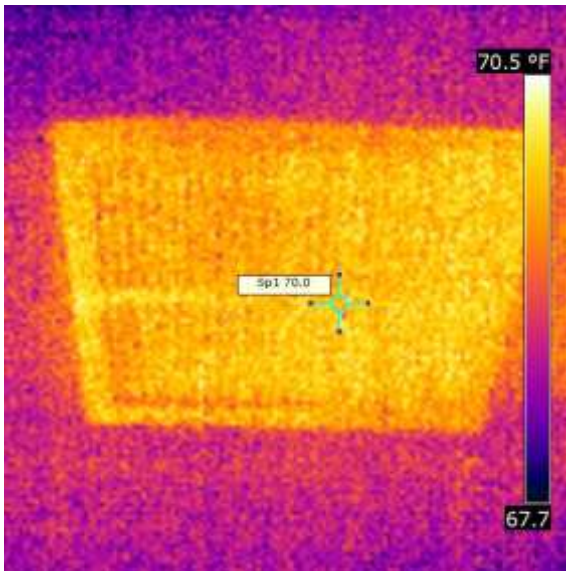
Secure: Inspected  
clearances: Per requirements where visible

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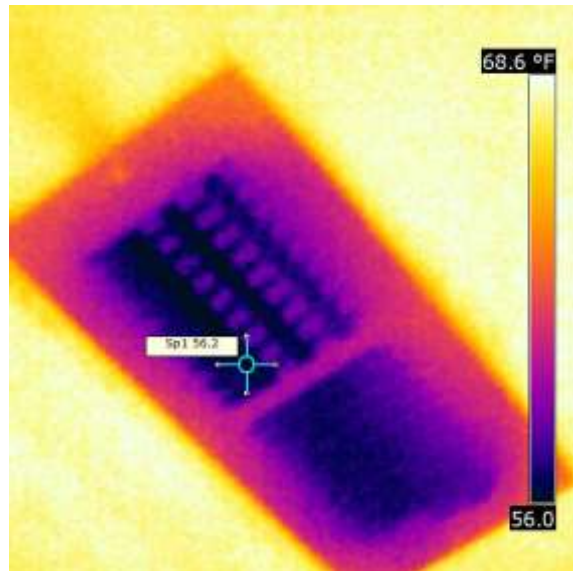
## Heat Gain

- Rating: 40-70 deg F  
@ return air: - *Not verified as heating system inoperable*  
@ nearest register: - *Not verified as heating system inoperable*

Heat drop from cooling mode; approximately 14 deg F (normal)



Temperature measured at return air



Temperature measured at register

# Site

## Site

- Grade at structure: - *Marginal grade away at East area of South wall*  
- Ground is saturated at S.E. corner of building. Possible solution would be an interceptor type drain.
- Earth to wood contact: - Earth to wood contact at several area including deck posts. Ground should be 4-6 below wood
- Vegetation contact: - *Vegetation in contact with structure (WDO conducive condition)*
- Roof drain discharge: Underground discharge



Reverse grade to structure



Ground in contact with wood  
Potential wood rot condition



Vegetation in contact with structure  
WDO conducive condition

## Driveway

- Type: Concrete  
Condition: Satisfactory  
Trip Hazard: None

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**Front walks/ steps**

Type: Concrete  
Condition: Satisfactory  
Trip Hazard: None

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**Rear walks/ steps**

Type: Concrete  
Condition: Satisfactory  
- Evidence of settlement at side patio. Masonry veneer at post is not secure to patio (wobbles). Recommend fill voids with mortar and/or cultured stone  
Trip Hazard: None

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**Miscellaneous**

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

# Building Exterior

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## General Condition

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

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## Siding

Type: Hardboard, shingles, and cultured stone  
Condition: Satisfactory  
*- Moisture stains at porch soffit in several areas. These appear to be related to construction. No other evidence of leakage found. Recommend continue to monitor*  
Window/Door Flashing: Satisfactory  
Caulking: Satisfactory



Gap at N.E. patio pier  
See prior comment in Site section

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## Roof

Estimated Pitch: 9:12 +- and 2:12 +-  
Material: Composition and membrane  
Layers: 1+  
How Inspected: From eave at (2) locations and from street and rear yard  
Condition: *- All roof areas should be cleaned of debris. Composition shingles should be treated for moss*  
Ventilation: Eave vent  
Plumbing Vents: Satisfactory  
Flues: Satisfactory  
Flashing: Satisfactory



Membrane roofing  
Scuppers need to be clear of debris

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### Gutters/ Downspouts

Type: Continuous metal  
Condition: Satisfactory

- Gutters and roof scuppers should be cleaned off all debris. Particular concern is gutter to left of garage that shows evidence of spillage onto siding below



Siding stain shows evidence of spillage



Gutter above and left of garage

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### Electrical

Outlets: Tested, GFCI protected  
Switches/Lights: Tested

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### Plumbing

Hose Bibs: Anti-siphon  
Gas Piping: Inspected

## Decks

- Structure: Pressure treated joists  
Decking: Composite  
Condition: Satisfactory  
Connection to Structure: - Deck ledger should be lag bolted to structure to prevent separation of deck(s) from house  
Trip Hazard: None  
Barricades: - *Barricades at all decks do not appear to meet code requirements. 36" high, no sphere greater than 4" can pass thru space*  
- Substantial paint/finish deterioration at all deck rails; several areas not properly caulked to prevent moisture intrusion into barricade



No evidence of lag bolt connection of deck to house



Rails do not appear to comply with code



Substantial weathering of deck rails



Gaps at posts at deck rail could lead to wood rot



# Garage

**Type:** Attached

---

## General Room Condition

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

---

## Safety

Fire separation: As required where visible  
Ignition point > above FF: In compliance  
Safety barricade to mech.: Not needed

---

## Garage Door

Type: Metal roll-up  
Springs & Fasteners: No visible defects  
- *Cosmetic dent at garage door*  
Auto Reverse: Tested  
Photocell reverse: Tested  
Remote openers: Not present

---

## Electrical

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

---

## Doors

Operation/latching: Tested  
Door condition: Satisfactory

## Hallways and Foyer

**Location:** Floors 1, 2, and 3

---

### 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  
- Exterior lights inoperative. Recommend installation of new light bulbs as needed throughout house. Staircase light bulbs should be replaced with long life LED bulbs due to difficult access. All smoke detector batteries throughout should be replaced  
Outlets: All visible tested  
Smoke Detector: Tested

---

### Heating

Source: Ceiling register  
Air Flow/ Heat Gain: - *Not verified as heating system inoperable*

---

### Windows

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

---

### Doors/Millwork

Operation/latching: Tested  
- Unable to retract deadbolt at foyer double door to patio  
- Door stop not installed at front door  
Door condition: Satisfactory  
Millwork condition: Satisfactory

---

### Stairwell

Handrails: As required  
Barricades: As required  
Balusters: As required  
Trip Hazard: None  
- *Elevator not a part of this inspection*

# Floor 1 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

---

## Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested. Bathroom outlets are GFCI protected  
Smoke detector: Tested

---

## Heating

Source: Ceiling register  
Air Flow/ Heat Gain: - *Not verified as heating system inoperable*  
Mechanical ventilation: Tested

---

## Windows

Glazing: No visible defects  
Tempered: As required  
Operation: Tested  
Egress: Appears to meet current egress standards  
Screen: No visible defects

---

## 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: - Left sink valve is loose

# Kitchen

**Location:** Floor 2

---

## General Room Condition

Visibility: Room is vacant  
Structural Movement: No visible evidence  
Moisture Infiltration: No visible evidence  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: - Excessive gap at hardwood floor board in front of sink  
Cabinets: Satisfactory  
Countertops: Satisfactory

---

## Appliances

Dishwasher: Tested full cycle  
Dishwasher air gap: Visible  
Oven: Tested  
Cooktop: Tested  
- Unable to turn burner knob for front right burner at cooktop  
Microwave: Not tested  
Ventilation: Tested  
Refrigerator: Tested

---

## Plumbing

Functional flow: Appears adequate  
Hot/ Cold: Tested  
Drainage: Appears adequate  
Visible leaks: - Leak beneath Kitchen sink  
Disposal: - Debris in garbage disposal  
Caulking: Satisfactory  
Fixtures: No visible defects



Leak at Kitchen sink

---

**Electrical**

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

---

**Heating**

Source: Floor register  
Air Flow/ Heat Gain: - *Not verified as heating system inoperable*

---

**Windows**

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

---

**Doors/Millwork**

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

# Living Room and Dining Room

**Location:** Floor 2

---

## 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  
- Electrical outlet plate cover missing at Dining room

---

## Heating

Source: Floor register  
Air Flow/ Heat Gain: - *Not verified as heating system inoperable*

---

## Windows

Glazing: No visible defects  
Tempered: Not required  
Operation: Tested  
Screen: - *Window screens not installed*

---

## Doors/Millwork

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

---

## Fireplace

Type: Sealed gas direct vent  
Tested: Ignition tested  
- *Batteries not installed at both fireplaces for ignition during power outage*

# Den

**Location:** Floor 2

---

## General Room Condition

Visibility: Room 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: - *Not tested*

---

## Heating

Source: Floor register  
Air Flow/ Heat Gain: - *Not verified as heating system inoperable*

---

## Windows

Glazing: No visible defects  
Tempered: Not required  
Operation: Tested  
Egress: Appears to meet current egress standards  
Screen: - *Window screens not installed*

---

## Doors/Millwork

Operation/latching: - *Latch for stationary door will not insert into strike plate*  
Door condition: Satisfactory  
Millwork condition: Satisfactory

# Utility Room

**Location:** Floor 2

---

## 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

---

## Electrical

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

---

## Heating

Source: Floor register  
Air Flow/ Heat Gain: - *Not verified as heating system inoperable*  
Mechanical ventilation: Tested

---

## Windows

Glazing: No visible defects  
Tempered: Not required  
Operation: Tested  
Screen: - *Window screen not installed*

---

## Doors/Millwork

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

---

## Plumbing

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



# Powder Room

**Location:** Floor 2

---

## 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: - *Not verified as heating system inoperable*  
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  
Caulking: Satisfactory  
Toilet Secure: Satisfactory  
Fixtures: - Sink values are not properly aligned

# Master Bedroom Suite

**Location:** Floor 3

---

## 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: - Light fixture appears to be installed upside down (likely will leave heat marks on ceiling)  
Outlets: All visible tested. Bathroom outlets are GFCI protected - *Reset in main bathroom*  
Smoke detector: Tested



Light fixtures face upwards close to ceiling

---

## Heating

Source: Floor register  
Air Flow/ Heat Gain: - *Not verified as heating system inoperable*  
Mechanical ventilation: Tested  
- *Question to Seller: Brochure stated in floor heat. Where is this located ?*

---

**Windows**

Glazing: - Likely window seal failure at window above bathtub  
Tempered: As required  
Operation: - (2) single hung window latches disconnected  
Egress: Appears to meet current egress standards  
Screen: - Window screens not installed

---

**Doors/Millwork**

Operation/latching: - Door to bedroom self closes, door to bathroom closet and walk in closet do not latch  
- Doorstop missing at door to deck  
- Deck door window trim (exterior) is not secure and/or properly installed  
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: - Re-caulk base of shower pan-wall  
Toilet Secure: Satisfactory  
Tub/Shower surround: Satisfactory  
- Tile repairs near tub valves was not completed in a workmanlike manner  
Fixtures: - Shower head will not stay in adjusted position  
- Gas valve at fireplace will not turn. A secondary valve is located beneath the fireplace  
- Tub motor access not located (as required by code)

## Bedrooms 2 and 3

**Location:** Floor 3

---

### General Room Condition

Visibility: Rooms are vacant  
Structural Movement: No visible evidence  
Moisture Infiltration: No visible evidence  
- Discoloration at closet of N.E. bedroom. Recommend re-paint and continue to monitor  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory

---

### Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested  
Smoke Detector: Tested  
- Smoke detector for N.E bedroom fell off on test

---

### Heating

Source: Floor register  
Air Flow/ Heat Gain: - *Not verified as heating system inoperable*

---

### Windows

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

---

### Doors/Millwork

Operation/latching: Tested  
- Roller catch closet doors need adjustment at N.E. bedroom  
Door condition: Satisfactory  
Millwork condition: Satisfactory

# Main Bathroom

**Location:** Floor 3

---

## 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  
- Light fixture appears to be installed upside down (likely will leave heat marks on ceiling)  
Outlets: All visible tested, GFCI protected

---

## Heating

Source: Floor register  
- Heat register cover missing at toe-kick  
Air Flow/ Heat Gain: - *Not verified as heating system inoperable*  
Mechanical ventilation: - Bath fan runs very loud; needs adjustment

---

## Windows

Glazing: No visible defects  
Tempered: As required  
Operation: Tested  
Screen: No visible defects

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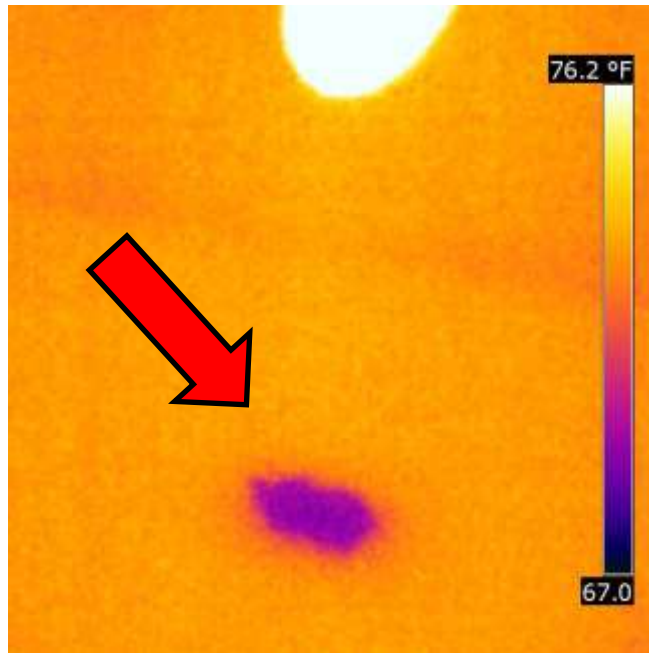
## Doors/Millwork

Operation/latching: Tested  
Door condition: Satisfactory  
Millwork condition: Satisfactory  
Bath Hardware: - Towel bar not secure (fell off) to wall

---

## Plumbing

Functional flow: Appears adequate  
Hot/ Cold: Tested  
Drainage: Appears adequate  
Visible leaks: - Leak beneath right sink  
Caulking: - Re-caulk inside corner of tub-shower wall and at tile near floor  
Toilet Secure: Satisfactory  
Tub/Shower surround: Satisfactory  
Fixtures: - Sink valves and spouts are not secure; left sink stop disconnected



Leak at bathroom sink

# 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

