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WSDA Control # 1196AQ-015

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Client:  
Address:

Property Description: (1) story single family house w/ attached carport  
Property age/ size: 1,880 s.f., built 1966 per listing  
Occupancy Status: Vacant

Inspection Date: 07/31/2011  
Inspection Time: 10:00 A.M. – 12:30 P.M.  
Weather Conditions: Overcast, 65 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

- All outlets in house are not grounded. Ground wire was visible at (2) outlets. Recommend review and repair by a licensed electrician

### Plumbing System

#### Heating System

- Recommend service of furnace. Draft induction fan is very loud. Furnace should be serviced every (2) years
- Gas pipe to furnace should have drip leg to prevent debris in gas line from entering furnace valves

### Water Heater

#### Site

- Yard slopes towards house at Master bedroom and rear bedrooms. This may result in water in the crawlspace
- Vegetation in contact with house. WDO conducive condition

### Building Exterior

- Recommend clean debris and moss from roof (do not pressure wash)
- Request disclosure from Seller regarding roof repair above Kitchen
- Gutters are full of debris
- Exterior outlet is not GFCI protected as recommended
- Both hose bibs are very difficult to operate

### Crawlspace

- Evidence of significant prior water in crawl-space. Recommend continue to monitor during periods of heavy rain
- Evidence of significant air leakage at heat ducts
- Substantial spider webs in crawlspace. Areas of potential ant frass, however no ants were located. Recommend clean spider webs and continue to monitor
- Wood rot at floor boards near Master bathroom shower. Recommend inspect this area for moisture once plumbing leaks are repaired inside of the house (and shower is in condition to test)

### Garage

- Trip hazard at door to exterior. Recommend installation of landing at door

### Living Room, Family Room, and Hallways

- Most rooms in house have acoustical “popcorn” ceiling. Material likely contains asbestos. Do not disturb
- Recommend install combination smoke-carbon monoxide detector at hallway, converted garage area and each bedroom

### Kitchen and Dining Room

- Kitchen outlets are not GFCI protected as recommended (do not GFCI protect refrigerator)

### Master Bedroom Suite

- Bathroom outlets are not GFCI protected as recommended
- Leak at sink waste line and supply line valve
- Moisture damage at bedroom floor from shower leak. Evidence of prior repairs to tiles in corner of shower. Unable to test shower for long duration due to lack of shower door and clogged shower head. Recommend repair and caulk tiles, install shower door or curtain, and check for active leaks into bedroom and crawlspace
- Potential leak at toilet base. Unable to verify as this moisture may be been from splashing from the shower

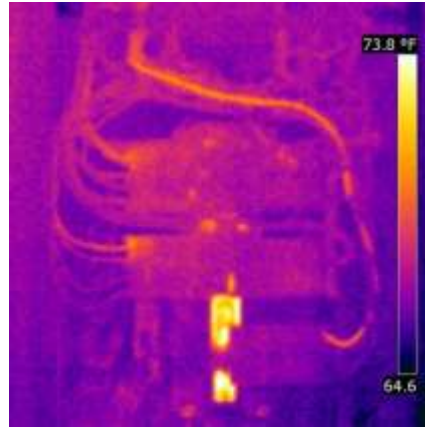
### Bedrooms 2, 3, and 4

#### Main Bathroom

- Recommend re-caulk tub to vinyl floor
- Bathroom outlets are not GFCI protected as recommended

#### Attic

## Electrical System



No evidence of over heating

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### Service

Meter Location: Side of garage  
Voltage: 240

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### Panel

Location: Garage  
Manufacturer: General Electric  
Type: Dual bus bar  
Panel Rating: 125 AMP  
Main Disconnect: - n/a split bus bar  
Serv. wire Size/ Rating: 125 AMP  
Panel Clearance: 30" wide, 3' in front as required

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### Breakers/ Wiring

Type: Copper romex  
Breakers: No visible defects  
- All outlets in house are not grounded. Ground wire was visible at (2) outlets.  
Recommend review and repair by a licensed electrician



Outlet in bedroom  
Ground wire not connected to outlet

# Plumbing System

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## Domestic Water

Supply: Public water  
Supply Pipe: Copper pipe where visible  
House Piping: Copper where visible  
Pipe Condition: Satisfactory where visible  
Main Water Shut off: @ exterior in front of Master bathroom



Copper domestic water pipes



Copper waste lines

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## Sanitary Sewer

Discharge: Public sewer  
House Piping: Copper and cast iron where visible  
Pipe Condition: Satisfactory where visible

## Heating System



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### Furnace

Location: Garage  
Make/ Model: Lennox s/n 5802L 50443 installed 2003 per tag on furnace  
Fuel Type: Natural gas  
BTUH: 88,000  
Efficiency Rating: Mid-efficiency

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### Useful Life

Est. Useful Life new: 25 years  
Est. age of furnace: 8 years +-  
- Recommend service of furnace. Draft induction fan is very loud. Furnace should be serviced every (2) years

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### Heat Exchanger

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

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### Operation

Thermostat: @ floor 1 hall  
Disconnect: Switch on furnace  
Combustion Air: Appears adequate

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### Flue/ Gas piping

Secure: Inspected  
clearances: Per requirements where visible  
- Gas pipe to furnace should have drip leg to prevent debris in gas line from entering furnace valves



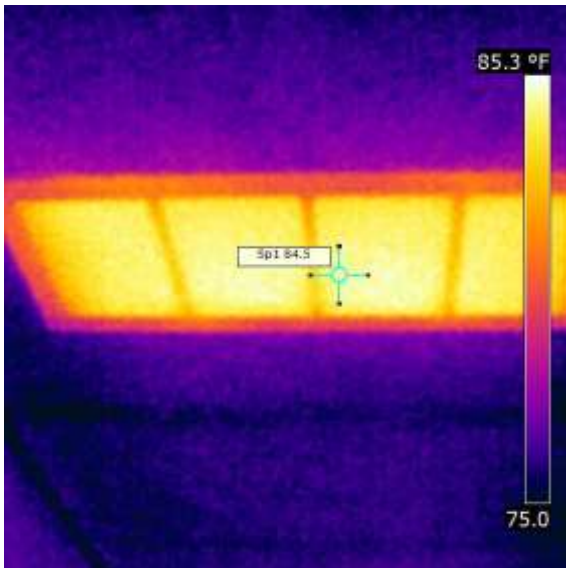


Drip leg not installed at gas piping

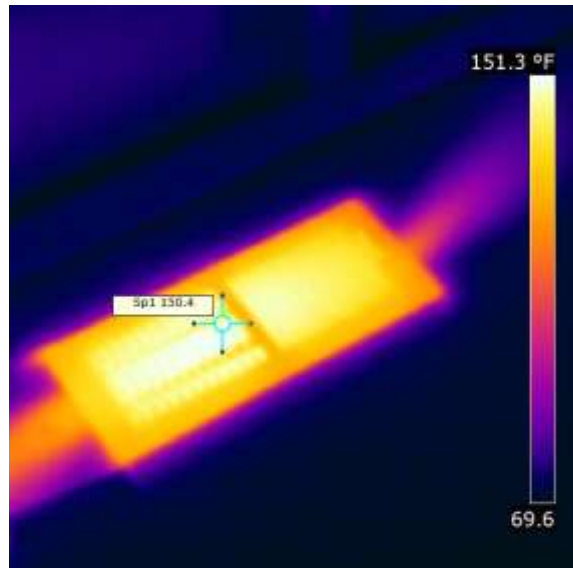
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### Heat Gain

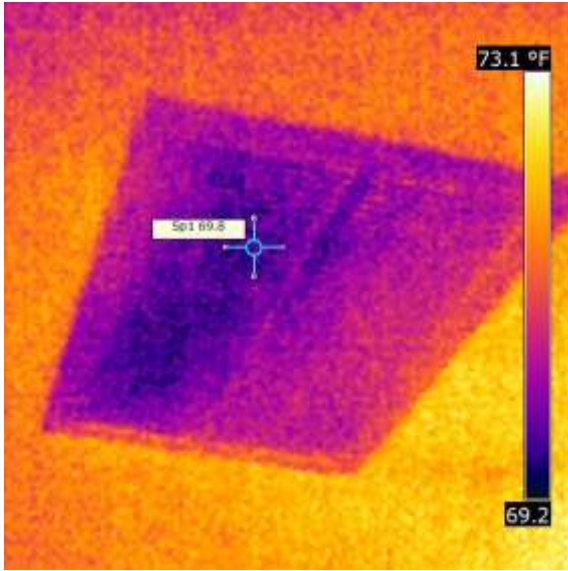
Rating: 45-75 deg F  
@ return air: 85 deg F  
@ nearest register: 151 deg F  
Heat Gain: 66 deg F. Heat gain is within specifications of furnace



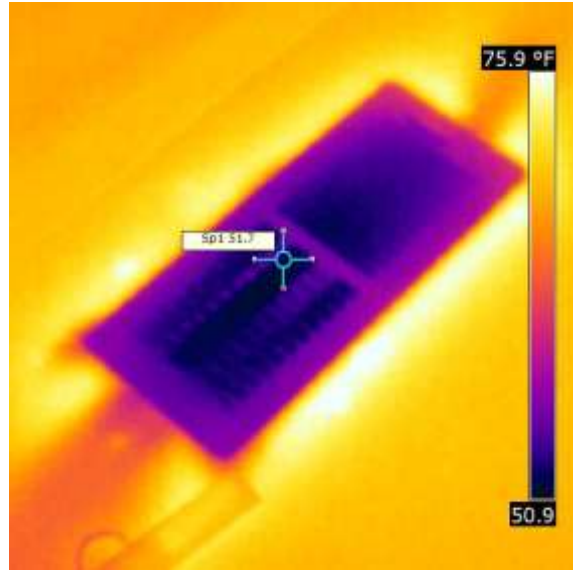
Temperature measured at return air



Temperature measured at heat register



Return air in cooling mode  
69 deg F



Register in cooling mode  
51 deg F

## Water Heater



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### Water Heater

Location: Garage  
Make/ Model: Rheem RHNG 02011711190  
Fuel Type: Natural gas  
Capacity: 40 gallon

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### Useful Life

Est. Useful Life new: 12 years  
Est. age of heater: 10 years +-  
*- Water heater is nearing the end of its anticipated useful life expectancy. No evidence of rust at tank*

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### Safety

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

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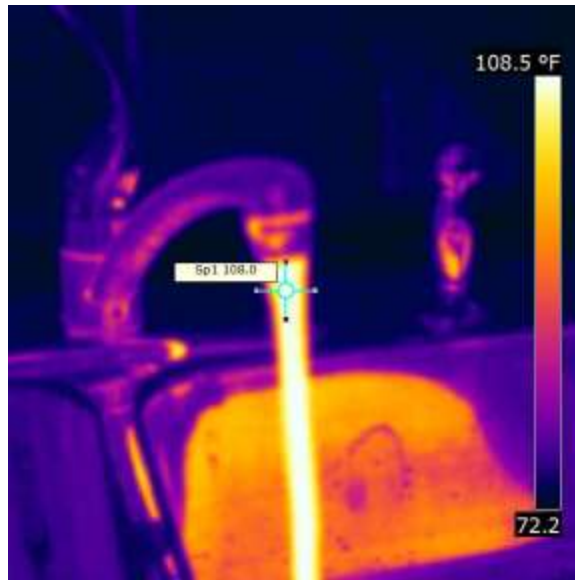
### Flue

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

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### Water Temperature

Safe water temperature: 120 deg F per industry standards  
Measured temperature: 108 deg F



# Site

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## Site

- Grade at structure: - Yard slopes towards house at Master bedroom and rear bedrooms. This may result in water in the crawlspace
- Earth to wood contact: Clearance as required
- Vegetation contact: - Vegetation in contact with house. WDO conducive condition
- Roof drain discharge: Surface (splash block) discharge



Ground slopes towards house at Master bedroom



Vegetation in contact with house

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## Driveway

- Type: Concrete
- Condition: Satisfactory
- Trip Hazard: None

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## Front walks/ steps

- Type: Wood
- Condition: Satisfactory
- Trip Hazard: None

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## Miscellaneous

- 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: Cedar  
Condition: Satisfactory  
Window/Door Flashing: *- Metal head flashing not installed on top window trim, however does not appear to result in any problems. Windows are adequately protected from rain by the roof overhand*  
Caulking: Satisfactory



Window trim does not have head flashing

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## Roof

Estimated Pitch: 4:12  
Material: Composition  
Layers: 1+  
How Inspected: Traversed roof  
Condition: *- Recommend clean debris and moss from roof (do not pressure wash)*  
*- Request disclosure from Seller regarding roof repair above Kitchen*  
Ventilation: Eave and roof vent  
Plumbing Vents: Satisfactory  
Flues: Satisfactory  
Flashing: Satisfactory



Moss build up



Roof repair at Kitchen



Moss build up



Valley above garage

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**Gutters/ Downspouts**

Type: Continuous metal  
Condition: Satisfactory  
- Gutters are full of debris



Debris in gutters

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### Electrical

Outlets: Tested  
- Exterior outlet is not GFCI protected as recommended  
Switches/Lights: Tested

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### Plumbing

Hose Bibs: - Both hose bibs are very difficult to operate  
Gas Piping: Inspected

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### Decks

Structure: Pressure treated joists  
Decking: Cedar  
Condition: Satisfactory  
Connection to Structure: Not visible  
Trip Hazard: None  
Handrails: As required  
Barricades: As required



# Crawlspace

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## General

Visibility: Space is vacant  
Access location: Exterior access  
How viewed: Traversed entire crawlspace

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## Moisture

Ventilation: Appears adequate  
Vapor Barrier: As required  
Moisture Intrusion: - Evidence of significant prior water in crawl-space. Recommend continue to monitor during periods of heavy rain  
Sump Pump: None visible



Moisture stains suggest up to 1.5 feet of water in crawlspace

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## Structural

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

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## Insulation

Under-floor: - None  
Domestic Water Pipes: - None  
Heating Supply: Satisfactory



No insulation in crawlspace

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**Plumbing**

Condition: Satisfactory  
Valves/ Other: None visible

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**Electrical**

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

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**Heating/ Ventilation**

Duct Work: - Evidence of significant air leakage at heat ducts  
Ventilation Ducts: No visible defects  
Gas Piping: No visible defects



Dark areas indicate air leakage

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### Structural Pests

Conductive Material: No visible evidence

Visible Evidence: - Substantial spider webs in crawlspace. Areas of potential ant frass, however no ants were located. Recommend clean spider webs and continue to monitor  
- Wood rot at floor boards near Master bathroom shower. Recommend inspect this area for moisture once plumbing leaks are repaired inside of the house (and shower is in condition to test)



Older frass near foundation crack/stepdown by Master Bedroom



Tree root at entry of plumbing lines



Frass at Master bathroom waste line  
No ants were visible



Wood rot at Master Bathroom shower area

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### Nuisance Pests

Visible Evidence: No visible evidence

# Garage

**Type:** Attached

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## General Room Condition

Visibility: Space is occupied  
- *Space has been converted from garage to storage and mechanical room*

Structural Movement: No visible evidence

Moisture Infiltration: - *Evidence of prior leak at storage closet ceiling*

Walls: Satisfactory

Ceiling: Satisfactory

Slab: Satisfactory

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## Safety

Fire separation: - *Not required as not used as a garage*

Ignition point > above FF: - *Not required as not used as a garage*

Safety barricade to mech.: - *Not required as not used as a garage*  
- *Trip hazard at door to exterior. Recommend installation of landing at door*



Door to house is not weather-stripped



Trip hazard at exterior door

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## Electrical

Switches/Lights: Tested

Outlets: All visible tested

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## Plumbing/ Utility

Sink: - *Valves turned off; not tested*

Washer: - *Valves turned off; not tested*

Dryer: - *Vented to outside; not tested*

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## Windows

Glazing: No visible defects

Operation: Tested

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## Doors

Operation/latching: Tested

Door condition: Satisfactory

# Living Room, Family Room, and Hallways

**Location:** Floor 1

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## General Room Condition

Visibility: Rooms are vacant  
Structural Movement: No visible evidence  
Moisture Infiltration: No visible evidence  
Walls: Satisfactory  
Ceiling: Satisfactory  
- Most rooms in house have acoustical "popcorn" ceiling. Material likely contains asbestos. Do not disturb  
Flooring: Satisfactory

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## Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested  
Smoke Detector: - Recommend install combination smoke-carbon monoxide detector at hallway, converted garage area and each bedroom

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## Heating

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory

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## Windows

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

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## Doors/Millwork

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

# Kitchen and Dining Room

**Location:** Floor 1

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## General Room Condition

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

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## Appliances

Dishwasher: Tested full cycle  
Dishwasher air gap: Visible  
Range: Tested  
Ventilation: Tested (*re-circulating type*)  
Refrigerator: Tested

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## 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  
- Kitchen outlets are not GFCI protected as recommended (do not GFCI protect refrigerator)

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## Heating

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory

---

## Windows

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

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## Doors/Millwork

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

# Master Bedroom Suite

**Location:** Floor 1

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## General Room Condition

Visibility: Room is vacant  
Structural Movement: No visible evidence  
Moisture Infiltration: No visible evidence  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: - *Minor wood rot at hardwood floor by shower wall. See comments below*  
Cabinets: Satisfactory  
Countertops: Satisfactory  
Mirrors: Satisfactory

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## Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested  
- Bathroom outlets are not GFCI protected as recommended  
Smoke detector: - *None*

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## Heating

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

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## Windows

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

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## Doors/Millwork

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

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## Plumbing

Functional flow: Appears adequate  
Hot/ Cold: Tested  
Drainage: Appears adequate  
Visible leaks: - *Leak at sink waste line and supply line valve*  
- *Moisture damage at bedroom floor from shower leak. Evidence of prior repairs to tiles in corner of shower. Unable to test shower for long duration due to lack of shower door and clogged shower head. Recommend repair and caulk tiles, install shower door or curtain, and check for active leaks into bedroom and crawlspace*  
- *Potential leak at toilet base. Unable to verify as this moisture may be been from splashing from the shower*  
Caulking: Satisfactory  
Toilet Secure: Satisfactory  
Tub/Shower surround: Satisfactory  
Fixtures: No visible defects



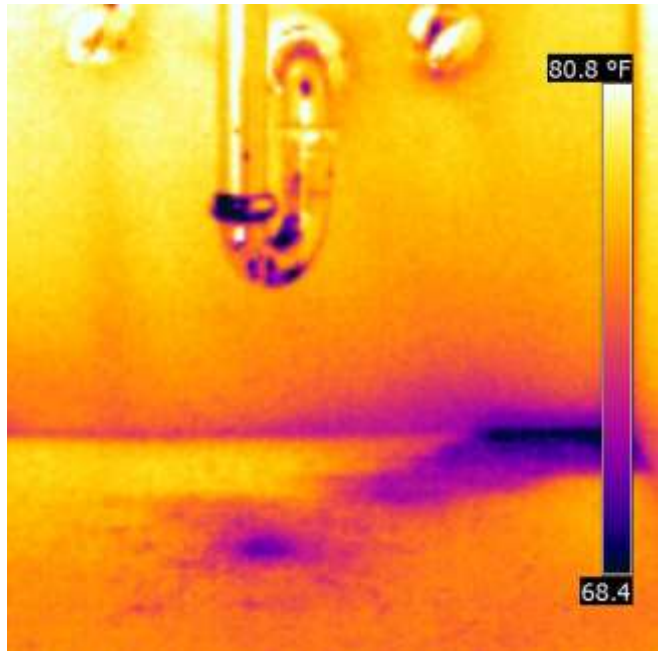
Prior repair to tile in shower



Moisture damage to hardwood adjacent to bathroom

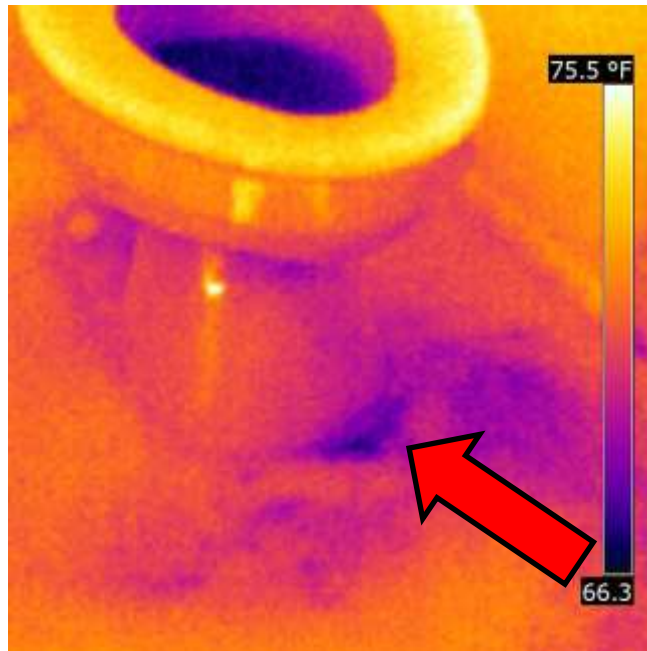


Leaks at bathroom sink and valve



Leaks at bathroom sink and valve





Moisture at base of toilet  
Unable to determine if this was caused by a failed seal  
at the toilet or spray from  
the limited testing of the shower

## Bedrooms 2, 3, and 4

**Location:** Floor 1

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### 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: - *None*

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### Heating

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory

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### Windows

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

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### Doors/Millwork

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

# Main Bathroom

**Location:** Floor 1

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## General Room Condition

Visibility: Room is vacant  
Structural Movement: No visible evidence  
Moisture Infiltration: No visible evidence  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory  
- Recommend re-caulk tub to vinyl floor  
Cabinets: Satisfactory  
Countertops: Satisfactory  
Mirrors: Satisfactory

---

## Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested  
- Bathroom outlets are not GFCI protected as recommended

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## 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  
- Evidence of prior leak at sink water supply valve  
Caulking: Satisfactory  
Toilet Secure: Satisfactory  
Tub/Shower surround: Satisfactory  
Fixtures: No visible defects

## Attic

**Location:** Over main body of house

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### General

Visibility: Space is vacant  
Access location: Garage  
How viewed: Traversed entire attic space



Attic (typical)

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### Moisture

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

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### Structural

Structure Type: Manufactured trusses  
Sheathing: Plywood  
Structural Movement: No visible evidence



Sheathing at garage has (2) layers  
Lower sheathing has a hole cut in

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**Insulation**

Type: Blown in  
Condition: Satisfactory

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**Flues/Vent Stacks**

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

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**Electrical**

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

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**Structural Pests**

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

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**Nuisance Pests**

Visible Evidence: No visible evidence

# 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

