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WSDA Control # 1244AQ-003



Client:
Address:

Property Description: (2) story home with basement
Property age/ size: 2,310 s.f., built 1920 per listing
Occupancy Status: Vacant

Inspection Date: 09/02/2011
Inspection Time: 11:30 A.M. – 2:00 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

This older home has numerous cosmetic and minor defects that are too numerous to mention in detail.

- 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

- Branch circuits are not labeled in panel
- All exposed wired throughout house should have new fixture installed or be properly terminated in an electrical junction box with cover
- Electrical wall heaters have been removed throughout house. Recommend installation by a licensed electrician

Plumbing System

- ABS pipes should not be exposed to the exterior. Recommend cover pipes with dirt and surround with framing as needed

Water Heater

- Water heater was not active at inspection. Substantial water leaks from TMP line. Water heater is far beyond its anticipated useful life expectancy

Site

- Grading at South and Southwest side of house slopes towards foundation. A drainage system was added that does not appear to have been completed in a workmanlike manner and is conducive to failure. This grading defect is the likely cause of the moisture infiltration in the basement.

Recommend remove all vegetation and re-grade side yard to slope away from house. Install rigid perforated pipe French drainage system. Discharge should not be located at the front walkway (as it is currently located) due to slip hazard during freezing temperatures

- Vegetation should not be in contact with house (WDO conducive condition)
- Substantial settlement at front steps. Trip hazard at top and bottom of stairs. Recommend repair (possibly by slab-jack method)
- All steel or foundation bolts extending from future garage foundation should be covered to prevent puncture injury
- Loose electrical wire at future garage and at rear corner of house should be terminated in junction boxes. Electrician should determine if there was an additional connection for this wire at the house

Building Exterior

- Mudsill below West side of Master bedroom is deteriorated by beetle damage. Mudsill disintegrated when inspected
- Seal all holes and repair missing siding as needed
- Roof is covered with tarp above Master bedroom. Roofing, flashing, and adjacent siding should be repaired by a licensed contractor
- Gutters are loose and bent in several areas
- Deck support system, decking, and rails are all in an unsafe condition. Do not walk on deck. Repair of deck would likely be costlier than to remove and re-build***

Living Room

Kitchen

- Improperly wired electrical outlet to left of range
- Electrical outlets are not GFCI protected as recommended

Main Bathroom

- Electrical outlets are not GFCI protected as recommended
- Toilet is not secure to floor

Master Bedroom

- Failed window seal (fogging of glass)

Hallways

- Lighting system not installed at stairs to floor 2

Main Bathroom

- Electrical outlet not GFCI protected as recommended
- Heating portion of fan is inoperative
- Tub and shower surround has been cut at top. Shower water is entering from above and getting behind wall

Bedrooms 2 and 3

- Improperly wired electrical outlets in West bedroom

Kitchen and Living Areas

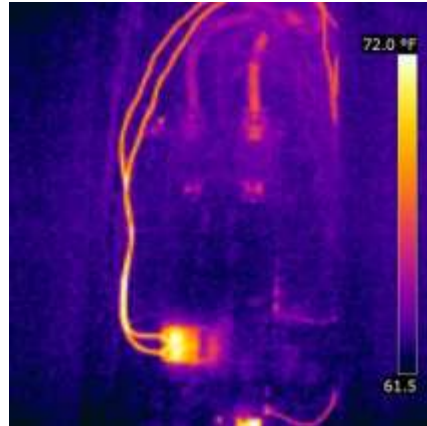
- Ungrounded electrical outlet in Living area

Basement Bathroom

Basement Bedrooms

- ***Evidence of prior moisture infiltration in entire basement area. Moisture stains on door and mold like substance on several walls. Unable to verify in this condition is active. Moisture infiltration would have occurred after the remodeling***

Electrical System



No evidence of overheating

Service

Type: Overhead
Meter Location: Front of house
Voltage: 240

Panel

Location: Basement
Manufacturer: Square D
- Branch circuits are not labeled in panel
Type: Dual bus bar
Panel Rating: 200 AMP
Main Disconnect: 200 AMP
Serv. wire Size/ Rating: 200 AMP
Sub-panel: Yes
- Unable to open cover panel at sub-panel
Grounding: Copper to exterior, limited visibility
Panel Clearance: 30" wide, 3' in front as required



Unable to open sub panel cover

Breakers/ Wiring

- Type: Copper romex
Breakers: No visible defects
- All exposed wired throughout house should have new fixture installed or be properly terminated in an electrical junction box with cover
 - Electrical wall heaters have been removed throughout house. Recommend installation by a licensed electrician



Wire splice at Living Room heater space does not appear to meet electrical code (should be in junction box)

Plumbing System

Domestic Water

Supply: Public water
Supply Pipe: - Not visible
House Piping: - Not visible
Pipe Condition: - Not visible
Main Water Shut off: - *Not located. May be behind box near basement door*

Sanitary Sewer

Discharge: Public sewer per listing
House Piping: ABS where visible
Pipe Condition: Satisfactory where visible
- ABS pipes should not be exposed to the exterior. Recommend cover pipes with dirt and surround with framing as needed



Exposed ABS waste lines

Water Heater



Water Heater

Location: Exterior area
Make/ Model: US Craftsman s/n 9723357839
Fuel Type: Electric
Capacity: - Not noted

Useful Life

Est. Useful Life new: 12 years
Est. age of heater: 14-15 years +-
- Water heater was not active at inspection. Substantial water leaks from TMP line.
Water heater is far beyond its anticipated useful life expectancy



Moisture beneath water heater



Water heater room should be protected from exterior temperatures (add wall ?)

Safety

TMP valve: As per required
Earthquake Straps: - Not installed

Site

Site

Grade at structure: - *Grading at South and Southwest side of house slopes towards foundation. A drainage system was added that does not appear to have been completed in a workmanlike manner and is conducive to failure. This grading defect is the likely cause of the moisture infiltration in the basement. Recommend remove all vegetation and re-grade side yard to slope away from house. Install rigid perforated pipe French drainage system. Discharge should not be located at the front walkway (as it is currently located) due to slip hazard during freezing temperatures*

Earth to wood contact: Clearance as required

Vegetation contact: - *Vegetation should not be in contact with house (WDO conducive condition)*

Roof drain discharge: Surface discharge



Side yard slopes towards house

Driveway

Type: Gravel
Condition: Satisfactory
Trip Hazard: None

Front walks/ steps

Type: Concrete
Condition: - *Substantial settlement at front steps. Trip hazard at top and bottom of stairs. Recommend repair (possibly by slab-jack method)*
Trip Hazard: - *See comment above*
Handrails: As required
Barricades: As required



Trip hazard at lower step



Trip hazard at upper step

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
- All steel or foundation bolts extending from future garage foundation should be covered to prevent puncture injury
- Loose electrical wire at future garage and at rear corner of house should be terminated in junction boxes. Electrician should determine if there was an additional connection for this wire at the house



Gas valve located at side yard
Appears inoperative
Call for locates prior to any side yard excavation !



Safety hazard at foundation bolts



Exposed wire to future garage

Building Exterior

General Condition

- Structural Movement: No visible evidence
- Mudsill below West side of Master bedroom is deteriorated by beetle damage.
Mudsill disintegrated when inspected
- Exterior doors: Satisfactory
- Windows (ext. cladding): Satisfactory



Beetle emergence holes at rear mudsill

Siding

- Type: Wood
- Condition: Satisfactory
- Seal all holes and repair missing siding as needed
- Window/Door Flashing: Satisfactory
- Caulking: Satisfactory



Substantial gap at siding



Missing siding

Roof

Estimated Pitch: 8:12 +- and 2:12 +-
Material: Composition
Layers: 1+
How Inspected: Traversed main roof and from rear yard
Condition: - Roof is covered with tarp above Master bedroom. Roofing, flashing, and adjacent siding should be repaired by a licensed contractor
Ventilation: Eave vent
Plumbing Vents: Satisfactory
Flashing: Satisfactory



Tarp and missing siding at Master Bedroom



Chimney appears abandoned
Cap on top of chimney



Upper roof area (facing East)



Upper roof area (facing West)

Gutters/ Downspouts

Type: Continuous metal
Condition: - Gutters are loose and bent in several areas



Bent gutter (typical)

Decks

Structure: Pressure treated joists
Decking: OSB
Condition: ***- Deck support system, decking, and rails are all in an unsafe condition. Do not walk on deck. Repair of deck would likely be costlier than to remove and re-build***
Connection to Structure: Hangers
Trip Hazard: None
Handrails: n/a
Barricades: n/a



OSB used as deck surface



Joists are spliced but not supported



Pier pad placed on retaining wall block



Post out of plumb and not secured

Living Room

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

Electrical

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

Heating

Source: - *Electric wall heaters (not installed)*
Air Flow/ Heat Gain: n/a

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

Kitchen

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

Appliances

Dishwasher: - Not installed
Oven: Tested
Cooktop: Tested
Ventilation: Tested
Refrigerator: n/a

Plumbing

Functional flow: - *Not tested, pipes not connected*
Hot/ Cold: - *Not tested, pipes not connected*
Drainage: - *Not tested, pipes not connected*
Visible leaks: - *Not tested, pipes not connected*
Disposal: n/a
Caulking: Satisfactory
Fixtures: - *Not tested, pipes not connected*

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested
- Improperly wired electrical outlet to left of range
- Electrical outlets are not GFCI protected as recommended

Heating

Source: - *Electric wall heaters (not installed)*
Air Flow/ Heat Gain: n/a

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

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: n/a

Electrical

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

Heating

Source: - *No visible heat source*
Air Flow/ Heat Gain: n/a
Mechanical ventilation: Tested

Windows

Glazing: - *Window is broken*
Tempered: Not required
Operation: Tested

Doors/Millwork

Operation/latching: - *Door hardware not installed*
Door condition: Satisfactory
Millwork condition: Satisfactory
Bath Hardware: Satisfactory

Plumbing

Functional flow: Appears adequate
Hot/ Cold: - *Not tested*
Drainage: Appears adequate
Visible leaks: None visible
Caulking: Satisfactory
Toilet Secure: - *Toilet is not secure to floor*
Tub/Shower surround: Satisfactory
Fixtures: No visible defects

Master Bedroom

Location: Floor 1

General Room Condition

Visibility: Room is vacant
Structural Movement: No visible evidence
Moisture Infiltration: - *Evidence of prior moisture infiltration at ceiling. See Building Exterior section*
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

Switches/Lights: - *Light fixtures are not installed. Exposed wired should be capped*
Outlets: All visible tested
Smoke Detector: - Not identified

Heating

Source: - *Electric wall heaters (not installed)*
Air Flow/ Heat Gain: n/a

Windows

Glazing: - *Failed window seal (fogging of glass)*
Tempered: Not required
Operation: Tested
Egress: Appears to meet current egress standards
Screen: No visible defects

Doors/Millwork

Operation/latching: - *Door hardware not installed*
Door condition: Satisfactory
Millwork condition: Satisfactory

Hallways

Location: Floors 1 and 2

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
- Lighting system not installed at stairs to floor 2
Outlets: All visible tested
Smoke Detector: Yes

Doors/Millwork

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

Stairwell

Handrails: - *Handrail would not meet code due to intersection of rail with wall*
Barricades: As required
Balusters: As required
Trip Hazard: - *Minor trip hazard at carpeting tack strip at floor 2*



Trip hazard at carpeting tack strip



Handrail is not considered "continuous"

Main Bathroom

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
- Electrical outlet not GFCI protected as recommended

Heating

Source: Heating fan
Air Flow/ Heat Gain: - Heating portion of fan is inoperative
Mechanical ventilation: Tested

Windows

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

Doors/Millwork

Operation/latching: - *Door latch not installed*
Door condition: Satisfactory
Millwork condition: Satisfactory
Bath Hardware: Satisfactory

Plumbing

Functional flow: Appears adequate
Hot/ Cold: - *Water heater inoperative; not tested. Cold valve is in off position*
Drainage: Appears adequate
Visible leaks: None visible
Caulking: Satisfactory
Toilet Secure: Satisfactory
Tub/Shower surround: - *Tub and shower surround has been cut at top. Shower water is entering from above and getting behind wall*
Fixtures: No visible defects



Moisture damage at shower wall



Upper edge of surround is open

Bedrooms 2 and 3

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: - Improperly wired electrical outlets in West bedroom
Smoke Detector: Tested
- Smoke detector inoperative at N.W. bedroom

Heating

Source: - Electric wall heaters (not installed)
Air Flow/ Heat Gain: n/a

Windows

Glazing: - Window is cracked at N.W. bedroom
Tempered: Not required
Operation: Tested
Egress: Appears to meet current egress standards
Screen: No visible defects

Doors/Millwork

Operation/latching: Tested
- Door hardware not installed at N.W. bedroom
Door condition: Satisfactory
Millwork condition: Satisfactory

Kitchen and Living Areas

Location: Basement

General Room Condition

Visibility: Rooms are vacant
Structural Movement: No visible evidence
Moisture Infiltration: - *See comment in bedroom section*
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory



Mold like substance at wall



Mold like substance at wall

Appliances

Range: - Not installed
Ventilation: - Not installed
Refrigerator: n/a

Plumbing

Functional flow: - *Not tested, pipes not connected*
Hot/ Cold: - *Not tested, pipes not connected*
Drainage: - *Not tested, pipes not connected*
Visible leaks: - *Not tested, pipes not connected*
Disposal: n/a
Caulking: Satisfactory
Fixtures: - *Not tested, pipes not connected*

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested
- Ungrounded electrical outlet in Living area

Heating

Source: - *Electric wall heaters (not installed)*
Air Flow/ Heat Gain: n/a

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

Basement Bathroom

Location: Basement

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: Ceiling fan heater
Air Flow/ Heat Gain: Satisfactory
Mechanical ventilation: Tested

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
Bath Hardware: Satisfactory

Plumbing

Functional flow: - *Not tested, pipes not connected*
Hot/ Cold: - *Not tested, pipes not connected*
Drainage: - *Not tested, pipes not connected*
Visible leaks: - *Not tested, pipes not connected*
Caulking: Satisfactory
Toilet Secure: Satisfactory
Tub/Shower surround: Satisfactory
Fixtures: - *Not tested, pipes not connected*

Basement Bedrooms

Location: Basement

General Room Condition

Visibility: Room is vacant
Structural Movement: No visible evidence
Moisture Infiltration: ***- Evidence of prior moisture infiltration in entire basement area. Moisture stains on door and mold like substance on several walls. Unable to verify in this condition is active. Moisture infiltration would have occurred after the remodeling***
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory



Moisture stains at base of door

Electrical

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

Heating

Source: *- Electric wall heaters (not installed)*
Air Flow/ Heat Gain: n/a

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: *- Door hardware not installed*
Door condition: Satisfactory
Millwork condition: Satisfactory

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

